

**TALARICO FROM IGWAHA PTY LTD**  
**PROPERTY: H608/12 TRENERRY CRESCENT, ABBOTSFORD**

**STATEMENT OF ADJUSTMENTS**

**DATE OF ADJUSTMENT: 21/12/2020**  
**DATE OF SETTLEMENT: 21/12/2020**

	<b>VENDOR</b>	<b>PURCHASER</b>
<b>City of Yarra - Rates, Charges &amp; Levies</b> \$1,155.76 Annually		
Paid to 30/06/2021		
Purchaser allows 191 days		604.79
<b>City West Water - Rates, Charges &amp; Levies</b> \$646.74 Annually		
Paid to 30/06/2021		
Purchaser allows 191 days		338.44
<b>Owners Corporation (No. 1) Plan No. 638763 - Owners Corporation Fees</b> \$514.40 Quarterly		
Paid to 31/12/2020		
Purchaser allows 10 days		55.91
<b>Owners Corporation (No. 2) Plan No. 638763 - Owners Corporation Fees</b> \$390.15 Quarterly		
Paid to 31/12/2020		
Purchaser allows 10 days		42.41
Owners Corporation No. 1 Budget Adjustment Levy		153.95
<b>REGISTRATION FEES</b>		
Discharge of 1 mortgage @ \$110.80	110.80	
	\$110.80	\$1,195.50
<b>Less Vendor's Proportion</b>		110.80
<b>PURCHASER TO PAY VENDOR</b>		\$1,084.70

**SETTLEMENT STATEMENT**

Purchase Price:	515,000.00
Less Deposit Paid:	51,500.00
Balance:	463,500.00
Plus adjustments:	1,084.70
<b>BALANCE DUE TO VENDOR:</b>	<b>\$464,584.70</b>

**TALARICO FROM IGWAHA PTY LTD**  
**PROPERTY: H608/12 TRENERRY CRESCENT, ABBOTSFORD**

---

---

<b>SETTLEMENT CHEQUES</b>
---------------------------

House & Land Conveyancing Services	1,899.48
PEXA - Statutory Electronic Fee (H & L Conveyancing Services)	114.07
La Trobe Financial loan payout account ending #279	453,212.41
PEXA - Statutory Electronic Fee (La Trobe Financial)	42.24
City of Yarra	1,152.44
City West Water	425.79
Owners Corporation (No. 1) Plan No. 638763	153.95
Purcell Partners - Professional Costs	694.10
Hotist Pty Ltd ATF Blind Panic Superannuation Fund	6,890.22
<b>TOTAL CHEQUES:</b>	<u><u>\$464,584.70</u></u>

Prepared on: **21 December 2020**  
By: **HOUSE & LAND CONVEYANCING SERVICES**  
Our Ref: **HC:CA:2020/2229**  
E. & O. E.