

Statement of Adjustment

TBA LAW

Settlement: 30 April, 2021

Adjustments as at: 30 April, 2021

Purchaser: BRANDY CREEK TWO PTY LTD
Vendor: HELEN CHRISTINE HUDGSON
Property Address: Unit 2 39 BRANDY CREEK Road WARRAGUL VIC 3820

Adjustments

					Vendor	Purchaser
Rates	Baw Baw Shire					\$ 251.65
	\$ 1,505.80	From 01/07/2020	To 30/06/2021	Paid		
		Purchaser Allows 61 Days				
Other	Owners Corporation Insurance					\$ 579.31
	\$ 746.57	From 08/02/2021	To 08/02/2022	Paid		
		Purchaser Allows 284 Days				
Water (Services)	Gippsland Water					\$ 163.97
	\$ 327.94	From 01/03/2021	To 30/06/2021	Paid		
		Purchaser Allows 61 Days				
Total Adjustments					\$ 0.00	\$ 994.93
Less Vendor's Portion						\$ 0.00
Purchaser to Pay Vendor						\$ 994.93

Statement of Settlement

Purchase Price	\$ 270,000.00
Less Deposit Paid	\$ 27,000.00
Balance of Purchase Price	\$ 243,000.00
Plus Adjustments	\$ 994.93
Plus GST	\$ 0.00
Balance due to Vendor	\$ 243,994.93

Payment Directions

Vendor Destination Line Items

PEXA Fees	JOHN M DAVINE	\$ 116.60
		\$ 116.60

Purchaser Destination Line Items

PEXA Fees	TBA LAW	\$ 116.60
Stamp Duty Disbursement	TBA LAW	\$ 8,452.50
Lodgement Fees	LIBERTY FINANCIAL	\$ 832.80
		\$ 9,401.90