

Statement of Adjustment

TBA LAW

Settlement: 30 April, 2021

Adjustments as at: 30 April, 2021

Purchaser: BRANDY CREEK THREE PTY LTD
Vendor: RICHARD JOHN PARSONAGE
Property Address: Unit 3 39 BRANDY CREEK Road WARRAGUL VIC 3820

Adjustments

					Vendor	Purchaser
Rates	Baw Baw Shire					\$ 234.35
		\$ 1,402.25	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	\$ 977.63
Less Vendor's Portion						\$ 0.00
Purchaser to Pay Vendor						\$ 977.63

Statement of Settlement

Purchase Price	\$ 280,000.00
Less Deposit Paid	\$ 28,000.00
Balance of Purchase Price	\$ 252,000.00
Plus Adjustments	\$ 977.63
Plus GST	\$ 0.00
Balance due to Vendor	\$ 252,977.63

Payment Directions

Vendor Destination Line Items

Council Rates	TBA LAW	\$ 351.00
PEXA Fees	JOHN M DAVINE	\$ 116.60
Vendor's Funds	JOHN M DAVINE	\$ 1.00
		\$ 468.60

Purchaser Destination Line Items

PEXA Fees	TBA LAW	\$ 116.60
Stamp Duty Disbursement	TBA LAW	\$ 8,902.50
Lodgement Fees	LIBERTY FINANCIAL	\$ 855.80
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		\$ 9,874.90