

8 August, 2019

Level Effect Superannuation Fund
64 King Street
ESSENDON VIC 3040

Our Contact: Karen Hynes
Our Ref: KH:19/0333

Dear Sir/Madam

Your Purchase from Zheng
Property: Unit 4, 26-28 Bennett Street, Burwood

We advise that settlement of this matter has been scheduled to take place on Friday, 16 August 2019 at 12.00pm, (subject to change).

We now enclose the following for your information:

1. Statement of Adjustments and Settlement Statement; and
2. Memorandum of Costs and Disbursements.

You will note from the Statement of Adjustments that rates have been adjusted on the basis of each party allowing their proportionate share over the rating year.

We advise the approximate amount due at settlement is:

Amount required to settle:	\$816,257.75
Plus our Account:	\$1,165.61
Plus pexa online settlement fee	\$114.07
Stamp Duty	\$49,370.00
Registration fees	\$2,318.80
Amount to be provided by you:	\$869,226.23

\$885,519.34

Please arrange for the amount of \$869,226.23 to be transferred to our trust account as follows:

Cameo Conveyancing Victoria Pty Ltd Trust Account
BSB: 033121
A/C: 451108

We remind you that it is your responsibility to arrange connection of the gas, electricity and telephone in your name(s) if applicable.

We wish to remind you of your right to inspect the property during the week preceding settlement and strongly recommend that you arrange such inspection with the Estate Agent.

Should you have any queries please do not hesitate to contact our office.

Yours faithfully,
CAMEO CONVEYANCING VICTORIA PTY LTD

per. Karen Hynes

LEVEL EFFECT SUPERANNUATION FUND FROM ZHENG
 PROPERTY: UNIT 4, 26-28 BENNETT STREET, BURWOOD VIC 3125

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 16/08/2019
 DATE OF SETTLEMENT: 16/08/2019

	VENDOR	PURCHASER
Rates, Charges & Levies		
Council - \$1,811.70 Annually		
Paid to 30/06/2020		
Purchaser allows 319 days		\$1,579.05
Water Service Charge		
Water Authority - \$160.48 Quarterly		
Paid to 30/09/2019		
Purchaser allows 45 days		\$78.92
Parks & Gardens		
Water Authority - \$79.02 Annually		
Paid to 30/06/2020		
Purchaser allows 319 days		\$68.87
Owners Corporation Fees		
\$288.15 Quarterly		
Paid to 30/09/2019		
Purchaser allows 45 days		\$141.71
Registration Fees		
Vendor allows 1 x Discharge of Mortgage @ \$110.80	\$110.80	
Less Vendor's Proportion	\$110.80	\$1,868.55
PURCHASER TO PAY VENDOR		\$110.80
		\$1,757.75

SETTLEMENT STATEMENT

Purchase Price:	\$905,000.00
Less Deposit Paid:	\$90,500.00
Balance:	\$814,500.00
Plus adjustments:	\$1,757.75
BALANCE DUE TO VENDOR:	\$816,257.75

SETTLEMENT PAYMENTS

WHITEHORSE CITY COUNCIL	\$1,811.70
YARRA VALLEY WATER	\$250.99
AS VENDOR DIRECTS	\$814,195.06
TOTAL PAYMENTS:	\$816,257.75

Prepared on: 7 August 2019
 By: Cameo Conveyancing Victoria Pty Ltd
 Our Ref: KH:19/0333
 E. & O. E.

Cameo Conveyancing Victoria Pty Ltd

9 Alexandra Street
MELTON VIC 3337
P: 03 9743 1611
F:

Our Ref: KH:19/0333

7 August, 2019

TAX INVOICE
ABN 17 998 818 165

Level Effect Superannuation Fund
64 King Street
ESSENDON VIC 3040

Your Purchase from Zheng
Property: Unit 4, 26-28 Bennett Street, Burwood

Professional Fees

Subject	Total Ex GST
To our professional fees with regards to purchase matter	\$730.00
Sub-Total	\$730.00

Expenses

Subject	GST	Total Ex GST
Title search, council land information certificate, water information certificate, land tax certificate and owners corporation certificate	\$32.96	\$329.65
		\$362.61
Total Incl GST		\$1,165.61

With Compliments
Cameo Conveyancing Victoria Pty Ltd

Karen Hynes
E & O.E.

26 August, 2019

Level Effect Superannuation Fund
64 King Street
ESSENDON VIC 3040

Our Contact: Karen Hynes
Our Ref: KH:19/0333

Dear Sir/Madam

Your Purchase from Zheng
Property: Unit 4, 26-28 Bennett Street, Burwood

We write to confirm that settlement of this matter has now taken place and thank you for your instructions.

We advise the position in relation to rates is:

Whitehorse City Council
Paid to 30 June 2020

Yarra Valley Water - Drainage
Paid to 30 September 2019

City West - Parks
Paid to 30 June 2020

Owners Corporation
Paid to 30 September 2019

Please note we have notified council, water and owners corporation of your acquisition of the property and that all accounts are now your responsibility.

Further, we enclose final documents for your records:

- Our final Tax Invoice which has been paid at settlement.
- Statement of Adjustments
- Final Settlement Statement

Please keep this letter and the attached statements in a secure place as they may be required for taxation purposes in the future. If we are required to provide further copies a fee of \$165.00 will be payable by you.

We thank you for your instructions in this matter and should you require our assistance in the future please do not hesitate to contact our office.

Yours faithfully,
CAMEO CONVEYANCING VICTORIA PTY LTD

per. Karen Hynes

Cameo Conveyancing Victoria Pty Ltd

9 Alexandra Street
MELTON VIC 3337
P: 03 9743 1611
F:

Our Ref: KH:19/0333

TAX INVOICE
ABN 17 998 818 165

7 August, 2019

Level Effect Superannuation Fund
64 King Street
ESSENDON VIC 3040

Your Purchase from Zheng
Property: Unit 4, 26-28 Bennett Street, Burwood

Professional Fees

Subject	Total Ex GST
To our professional fees with regards to purchase matter	\$730.00
Sub-Total	\$730.00
GST on fees	\$73.00

Expenses

Subject	GST	Total Ex GST
Title search, council land information certificate, water information certificate, land tax certificate and owners corporation certificate	\$32.96	\$329.65
		\$362.61
Total incl GST		\$1,165.61

With Compliments
Cameo Conveyancing Victoria Pty Ltd

Karen Hynes
E & O.E.

**LEVEL EFFECT SUPERANNUATION FUND FROM ZHENG
PROPERTY: UNIT 4, 26-28 BENNETT STREET, BURWOOD VIC 3125**

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 16/08/2019
DATE OF SETTLEMENT: 16/08/2019

	VENDOR	PURCHASER
Rates, Charges & Levies		
Council - \$1,811.70 Annually		
Paid to 30/06/2020		
Purchaser allows 319 days		\$1,579.05
Water Service Charge		
Water Authority - \$160.48 Quarterly		
Paid to 30/09/2019		
Purchaser allows 45 days		\$78.92
Parks & Gardens		
Water Authority - \$79.02 Annually		
Paid to 30/06/2020		
Purchaser allows 319 days		\$68.87
Owners Corporation Fees		
\$288.15 Quarterly		
Paid to 30/09/2019		
Purchaser allows 45 days		\$141.71
Registration Fees		
Vendor allows 1 x Discharge of Mortgage @ \$110.80	\$110.80	
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	\$110.80	\$1,868.55
Less Vendor's Proportion		<hr/>
PURCHASER TO PAY VENDOR		\$110.80
		<hr/>
		\$1,757.75

SETTLEMENT STATEMENT

Purchase Price:	\$905,000.00
Less Deposit Paid:	\$90,500.00
Balance:	\$814,500.00
Plus adjustments:	\$1,757.75
BALANCE DUE TO VENDOR:	<hr/> \$816,257.75 <hr/>

SETTLEMENT PAYMENTS

WHITEHORSE CITY COUNCIL	\$1,811.70
YARRA VALLEY WATER	\$250.99
AS VENDOR DIRECTS	\$814,195.06
TOTAL PAYMENTS:	<hr/> \$816,257.75 <hr/>

Prepared on: 7 August 2019
By: Cameo Conveyancing Victoria Pty Ltd
Our Ref: KH:19/0333
E. & O. E.

Cameo Conveyancing Victoria Pty Ltd

STATEMENT OF ACCOUNT

Level Effect Superannuation Fund Purchase from Zheng
Property: Unit 4, 26-28 Bennett Street, Burwood

Settlement as at 16 August 2019

To:	Amount due on settlement (as per attached Statement of Adjustments)		\$816,257.75
To:	Our memorandum of costs & disbursements		\$1,165.61
To:	Electronic Settlement Fee		\$114.07
To:	Land Titles Office (registration of Transfer)		\$2,318.80
To:	State Revenue Office (stamp duty on transfer)		\$49,370.00
By:	Amount provided by you	\$869,226.23	
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		\$869,226.23	\$869,226.23
		<hr/>	<hr/>