

9 Alexandra Street MELTON VIC 3337 Phone: 03 9743 |6|| Email: keren@ccvconvey.com.au Web: cameoconveyvictoria.com.au

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,

We now enclose the following for your information:

Statement of Adjustments and Settlement Statement; and

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	MENTe	
Council - \$1,811.70 Appual	6/08/2019 6/08/2019	
dichaser allows 245	VENDOR	PURCHASER
Water Authority - \$160.48 Quarterly Paid to 30/09/2019 Purchaser allows 45 de		\$1,579.05
Parks & Gardens Water Authority - \$79.02 Annually Paid to 30/06/2020 Purchaser allows 319 days		\$78.92
Owners Corporation Fees \$288.15 Quarterly Paid to 30/09/2019 Purchaser allows 45 days		\$68.87
Registration Fees Vendor allows 1 x Discharge of Mortgage @ \$110.80		\$141.71
-cos venasu- s	\$110.80	
PURCHASER TO PAY VENDOR	\$110.80	\$1.868.55 \$110.80

Less Vendor's Proportion	9-90 @ \$110.80	\$110.80	
PURCHASER TO PAY VENDOR	N. T. Sandal	\$110.80 \$1.868.55	
		\$110.80	_
Color (APRODE DE VIDE	SETTLEMENT STATEMENT	\$1,757.75	į

A STATE OF THE PARTY OF THE PAR	TAILMENT	
Purchase Price:	(1985년) 12일 : 1	
Less Deposit Paid:		
Balance:		\$905,000.00
Plus adjustments:		\$90,500.00
BAI ANCE DUE		\$814,500.00
BALANCE DUE TO VENDOR	: // / / / / / / / / / / / / / / / / /	\$1,757.75
	The state of the s	\$816,257.75
	SETTLEMENT PAYMENTS	

#### SETTLEMENT PAYMENTS

WHITEHORSE CITY COUNCIL YARRA VALLEY WATER AS VENDOR DIRECTS TOTAL PAYMENTS:

\$1,811.70 \$250.99 \$814,195.06 \$816,257.75

Prepared on: 7 August 2019

Cameo Conveyancing Victoria Pty Ltd By:

Our Ref:

KH:19/0333

E. & O. E.

# Cameo Conveyancing Victoria Pty Ltd

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

To our professional fees with regards to purchase matter		Total Ex GST
Same to purchase matter		\$730.00
	Sub-Total	\$730.00
xpenses	GST on fees	\$73.00
Subject	A Comment of the Comm	
Title search, council land information certificate, water	GST	Total Ex GST
information certificate, land tax certificate and owners corporation certificate	\$32.96	\$329.65
		\$362.61
Total incl GST	The same are a second as a	2302.01
		\$1,165.61

With Compliments
Cameo Conveyancing Victoria Pty Ltd

Karen Hynes E & O.E.



9 Alexandra Street MELTON VIC 3337 Phone: 03 9743 IGII Email: karen@ccvconvey.com.au Web: cameoconveyvictoria.com.au

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

**MELTON VIC 3337** P: 03 9743 1611

F:

Our Ref: KH:19/0333

7 August, 2019

TAX INVOICE ABN 17 998 818 165

STATE STREET, STREET,

Level Effect Superannuation Fund 64 King Street ESSENDON VIC 3040

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

#### **Professional Fees**

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To our professional fees with regards to purchase matter		<b>Total Ex GST</b> \$730.00
Makes appropriate the second s	Sub-Total	\$730.00
Expenses	GST on fees	\$73.00
Subject Title search councilland in C	GST	Total Ex GST
Title search, council land information certificate, water information certificate, land tax certificate and owners corporation certificate	\$32.96	\$329.65
- Sipolation Certificate	ist. Personalista and Assault	s only ray or Elmin 2
28 성급입니다. 그 그 2010년 전 1		\$362.61

With Compliments **Cameo Conveyancing Victoria Pty Ltd** 

Karen Hynes E & O.E.

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## 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

karwell 2000 Rajanisaning ali in representa		
Rates, Charges & Levies Council - \$1,811.70 Annually Paid to 30/06/2020 Purchaser allows 319 days	VENDOR	PURCHASER \$4.570.05
Water Service Charge Water Authority - \$160.48 Quarterly Paid to 30/09/2019 Purchaser allows 45 days		\$1,579.05 \$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	30.118.00
Less Vendor's Proportion PURCHASER TO PAY VENDOR	\$110.80	\$1,868.55 \$110.80 <b>\$1,757.75</b>

#### SETTLEMENT STATEMENT

Purchase Price:	그리다 그리다 가는 사람들이 되었다. 그리고 그리고 있다면 그리고 있다면 그리고 있다.	\$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**

## 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
То:	Our memorandum of costs & disbursements	\$1,165.61
То:	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
Ву:	Amount provided by you \$869,226.23	
	\$869,226.23	\$869,226.23