

Sold

# STATEMENT OF ACCOUNT



LJSS WELLBEING CUSTODIAN PTY. LTD. to ROBOTIC SURGICAL PTY. LTD.

Property: 431 Whitehorse Road, Mitcham

Date of Settlement: 27 September, 2021

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BY	Sale Price		\$	1,300,000.00	
BY	Adjustments allowed by Purchaser in accordance with enclosed Statement of Adjustments		\$	1,506.82	
TO	Amount paid to selling agent on account of commission and expenses in accordance with Account Sales previously sent	\$	14,300.00		
TO	Amount paid to Council being balance of Rates for the rating year	\$	2,706.55		
TO	Amount paid to Water Authority being balance of Rates for the rating year	\$	155.59		
TO	Amount paid to State Revenue Office being payment of Land Tax	\$	2,775.00		
TO	Costs paid to Simon Jaques & Co. in accordance with enclosed receipted Memorandum	\$	1,694.80		
TO	PEXA fee for Simon Jaques & Co.	\$	117.92		
TO	Payment at settlement to Liberty Financial being amount owing on Mortgage	\$	605,695.35		
TO	Amount paid into your Super Fund account at settlement in accordance with your instructions	\$	674,061.61		
		\$	1,301,506.82	\$	1,301,506.82

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## Settlement Adjustment Sheet

431 Whitehorse Road, Mitcham, 3132

Matter:	11002: ROBOTIC SURGICAL PTY LT	Purchase Price:	\$1,300,000.00
Adjustment Date:	27/09/2021	Deposit:	\$130,000.00
Settlement Date:	27/09/2021	Balance:	\$1,170,000.00

Description	Vendor Payable	Purchaser Payable
<b>Municipal Rates</b> - \$2,706.55 Paid For the period from 1/07/2021 to 30/06/2022 Proportion payable by Purchaser 276 / 365 days		\$2,046.60
<b>Water Rates (Quarterly)</b> - \$53.22 Paid For the period from 1/07/2021 to 30/09/2021 Proportion payable by Purchaser 3 / 92 days		\$1.74
<b>Water Rates (Quarterly)</b> - \$102.37 Paid For the period from 1/07/2021 to 30/09/2021 Proportion payable by Purchaser 3 / 92 days		\$3.34
<b>Water Rates (Quarterly)</b> - \$39.98 Paid For the period from 1/07/2021 to 30/09/2021 Proportion payable by Purchaser 3 / 92 days		\$1.30
<b>Parks &amp; Gardens</b> - \$103.46 Paid For the period from 1/07/2021 to 30/06/2022 Proportion payable by Purchaser 276 / 365 days		\$78.23
<b>Land Tax</b> - \$1,875.00 Paid For the period from 1/01/2021 to 31/12/2021 Proportion payable by Purchaser 95 / 365 days		\$488.01
<b>Mortgage Discharge</b> - \$112.40 Unpaid Proportion payable by Vendor	\$112.40	
<b>Vendor allows Bond (2) Tenants</b> - \$1,000.00 Unpaid Proportion payable by Vendor	\$1,000.00	
<b>Total</b>	<b>\$1,112.40</b>	<b>\$2,619.22</b>
Less Vendor's Proportion		\$1,112.40
<b>Purchaser to Pay Vendor</b>		<b>\$1,506.82</b>

## Settlement Statement

Purchase Price	\$1,300,000.00
Less Deposit Paid	\$130,000.00
Balance	\$1,170,000.00
Purchaser to Pay Vendor	\$1,506.82
<b>Amount Due On Settlement</b>	<b>\$1,171,506.82</b>

## Cheques at settlement

Payable To	Amount
Whitehorse City Council	\$2,706.56
Yarra Valley Water	\$299.78
State Revenue Office - Land Tax	\$2,775.00
Balance to be advised	\$1,165,725.49
<b>Total</b>	<b>\$1,171,506.82</b>

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**\*\* TAX INVOICE \*\***

**PAID**

**SIMON JAQUES & CO.**

Barristers & Solicitors,  
358 Victoria Parade,  
East Melbourne 3002.

The Director,  
LJSS Wellbeing Custodian Pty Ltd

DX : 31502 East Melbourne  
Phone: (03) 9419 9255  
Fax : (03) 9419 4719

Re: Sale 431 Whitehorse Road, Mitcham.

File Number: 210417

**Australian Business Number  
82 537 979 065**

Date: 27 September 2021

Dr. to Simon Jaques & Co.

TO:	<p>Our professional costs of and incidental to acting on your behalf in relation to the sale of the above property including preparation of Contract of Sale and Vendors Statement, obtaining in perusing title search, obtaining and perusing rate and zoning certificates, providing Contracts to your Agent, preparation of all online forms and opening Duties on line and PEXA workspaces, execution of Transfer on your behalf, perusal of Liberty Finance discharge authority, preparation of Section 27 Statement for release of deposit moneys, correspondence and attendances on your bank and the Purchasers Solicitors in relation to the matter generally, correspondence and attendances on you in relation to the rentals, arranging and attending to settlement, advising authorities of your disposal of the property reporting settlement and generally including all attendances in relation to this sale, care skill and responsibility;</p>	\$	1,275.00
	<p><u>Disbursements</u></p> <p>Title Search and rate and zoning certificates                   \$ 234.23</p> <p>Photocopies, Postage&amp; Sundries                                       \$ 31.50</p> <p style="text-align: right;">\$ 265.73</p>	\$	265.73
	Sub-total	\$	1,540.73
	<b>GST</b>	\$	154.07
	<b>TOTAL</b>	<b>\$</b>	<b>1,694.80</b>

E. & O.E.

*Simon Jaques & Co.*

**PAID** at settlement

Please note the policy of this Firm is to destroy the file relating to this matter seven (7) years after completion, and will apply in this instance unless we hear from you to the contrary. We suggest that all correspondence received by you during the conduct of this matter be retained for your future reference. Any other documentation you may require will be provided upon request.