

2600
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Eastern Conveyancing Service

Licence No. 000086L

P.O. Box 22

Mount Evelyn Victoria 3796

Ph: 9736 2029 Fax: 9736 2129

Your Ref:

Our

LT:PM:ORMR2010267

Direct Phone:

Direct Email: admin@easternconveyancing.com.au

Ref:

3 March 2021

Robert William Ormrod and Janet Marie Ormrod
As Trustees for The Ormrod Super Fund
24 Francis Crescent
MT EVELYN 3796

Dear Sir/Madam

Your sale to Walker & Verdonck
Property: 86 Birmingham Road, Mount Evelyn

We confirm that settlement of your sale was effected on 5 March 2021.

A statement of adjustment of rates is enclosed and you will note from same that the Purchasers allowed to you the sum of \$829.63 being their proportion of the rates.

The balance due to you as per Settlement Statement of \$491,329.63 was disbursed as follows:

Eastern Conveyancing Service	\$ 1,210.00
Electronic Settlement fee	\$ 116.60
Yarra Valley Water	\$ 157.98
State Revenue Office – land tax	\$ 940.00
Ormrod Super Fund	<u>\$488,905.05</u>
	\$491,329.63

We will now attend to notifying all local government authorities of the change of ownership.

We wish to advise that it is our obligation to inform you that after a period of seven (7) years your file may be destroyed.

We thank you for your instructions in this matter.

Yours faithfully

Eastern Conveyancing Service

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Licence No. 000086L

P.O. Box 22

Mount Evelyn Victoria 3796

Ph: 9736 2029 Fax: 9736 2129

ABN 73 141 239 069

5 March 2021

Robert William Ormrod and Janet Marie Ormrod
As Trustees for The Ormrod Super Fund
24 Francis Crescent
MT EVELYN 3796

TAX INVOICE

Tax Invoice

Professional fees for acting on your behalf in the sale
of your property at 86 Birmingham Road, Mount Evelyn \$ 920.00

Our Disbursements \$ 180.00

Total fees & disbursements \$1,100.00

GST \$ 110.00

Total paid at settlement \$1,210.00

Yours faithfully

EASTERN CONVEYANCING SERVICE

This firm holds professional indemnity insurance against civil liability.

**WALKER & VERDONCK FROM ORMROD
PROPERTY: 86 BIRMINGHAM ROAD, MOUNT EVELYN**

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 05/03/2021
DATE OF SETTLEMENT: 05/03/2021

	VENDOR	PURCHASER
Yarra Ranges Council - Rates, Charges & Levies \$1,144.80		
Annually		
Paid to 30/06/2021		
Purchaser allows 117 days		366.96
Yarra Valley Water - Drainage \$25.72 Quarterly		
Paid to 31/03/2021		
Purchaser allows 26 days		7.43
Yarra Valley Water - Parks & Gardens \$79.02 Annually		
Paid to 30/06/2021		
Purchaser allows 117 days		25.33
Yarra Valley Water - Water Service Charge \$19.26 Quarterly		
Paid to 31/03/2021		
Purchaser allows 26 days		5.56
Yarra Valley Water - Sewerage Service Charge \$113.00		
Quarterly		
Paid to 31/03/2021		
Purchaser allows 26 days		32.64
State Revenue Office - Land Tax \$475.00 Annually		
Paid to 31/12/2021		
Purchaser allows 301 days		391.71
	\$0.00	\$829.63
Less Vendor's Proportion		0.00
PURCHASER TO PAY VENDOR		\$829.63

SETTLEMENT STATEMENT

Purchase Price:	545,000.00
Less Deposit Paid:	54,500.00
Balance:	490,500.00
Plus adjustments:	829.63
BALANCE DUE TO VENDOR:	\$491,329.63

SETTLEMENT CHEQUES

Yarra Valley Water	157.98
State Revenue Office - Land Tax	940.00
At Vendors discretion	490,231.65
TOTAL CHEQUES:	\$491,329.63

Prepared on: **2 March 2021**
By: **SEA CHANGE CONVEYANCING**

add for \$545 829.63