



# FRANK J. HORVAT & CO. PTY.

ABN 72 007 170 112  
Established 1979

Our Ref: FIH:BLJ:38647

Your Ref:

Date: 23 December 2021

Postal Address: PO Box 196, Glenroy, Victoria, 3046  
Level 1, 115A Wheatsheaf Road, Glenroy, Victoria, 3046

Phone: (03) 9300 1077

Email: reception@frankhorvat.com.au

Mr A Brown  
AD Brown Property 1 Pty Ltd  
19 Campbell Place  
MERRYLANDS NSW 2160

Dear Sir

**Re: Your sale to Hussein  
Property: 4 Woodburn Crescent, Meadow Heights, Victoria 3048**

We confirm that settlement of your sale was effected on 23 December 2021.

We enclose a copy of the Statement of Adjustments and Settlement Statement for your records. This shows how the rates and other apportionable outgoings were adjusted between you and the purchaser.

**We confirm having transferred the following funds to your nominated Account:**

- |                 |                             |
|-----------------|-----------------------------|
| 1. \$156,929.51 | balance of settlement funds |
| 2. \$40,336.66  | balance of deposit funds    |


We will notify the Council, Water Authority, State Revenue Office and Owners Corporation of the sale. You should not be responsible for any further rates and charges in relation to the property.

Any insurance over the property may now be cancelled. You may be entitled to a partial refund from your insurer.

As this matter is now complete, we enclose our Tax Invoice for your records.

We take this opportunity of thanking you for your instructions in this matter.

Yours faithfully,  
**FRANK J. HORVAT & CO. PTY.**

Per: 

Encl.

Liability limited by a scheme approved under Professional Standards Legislation  
Conveyancing | Family Law | Finance | Property Leases | Will & Probate | Business | Crime  
MEMBER LAW INSTITUTE OF VICTORIA



## SETTLEMENT STATEMENT

**Re: Your sale to Hussein**  
**Property: 4 Woodburn Crescent, Meadow Heights, Victoria 3048**

Sale Price	\$550,000.00	
Paid Agent's Commission & Expenses		\$14,355.00
Received from you in advance	\$400.00	
Adjustment of Rates	\$1,157.47	
Paid Hume City Council		\$6,324.87
Paid Yarra Valley Water		\$2,561.96
Paid Purchaser's Default Notice Fee		\$880.00
Paid PEXA fee		\$117.92
PAID BANK		\$328,343.21
Paid Frank J Horvat & Co Pty Tax Invoice – on Sale		\$1,708.34
<b>Balance of deposit funds</b>		<b>\$40,336.66</b>
Transferred to your nominated acc On settlement date		
<b>Balance of Settlement proceeds</b>		<b>\$156,929.51</b>
Transferred to your nominated acc On settlement date		
	<b>\$551,557.47</b>	<b>\$551,557.47</b>

=====

E. & O.E.

---

**Frank J. Horvat & Co. Pty**  
LAWYERS AND CONVEYANCERS  
115A WHEATSHEAF ROAD, GLENROY  
ABN: 72 007 170 112

**TAX INVOICE**

---

Our Ref: FJH:BLJ:38647

23 December 2021

Mr A Brown  
AD Brown Property 1 Pty Ltd  
19 Campbell Place  
MERRYLANDS NSW 2160

**Re: Your sale to Hussein**  
**Property: 4 Woodburn Crescent, Meadow Heights, Victoria 3048**

---

**Our Professional fees** comprising instructions for and with regard to sale of property: forwarding questionnaire regarding information required for Vendor Statement for your completion, perusal of questionnaire response and attending upon you regarding Client Authorisation; preparation of Contract, Vendors Statement and Section 27 Notice, forwarding to selling agent, Creation and participation in the PEXA online workspace, forwarding PEXA invitations to Purchaser and Bank, initial contact with your Bank with regards to discharging your mortgage, completion of Discharge of Mortgage, forwarding to bank and obtaining payout figures for settlement, completing and signing on your behalf Transfer of Land in PEXA, Completing State Revenue Office – Duties on Line (DOL) – Transferor Statement and arranging for execution by you and signing off DOL, provision of Notice of Disposition to rating authorities and all necessary attendances and correspondence in connection with the sale not referred to above and skill care and responsibility

\$1,200.00  
GST \$120.00

**Additional Fee** – attending to PEXA settlement, checking documents and final figures, entering cheque directions and signing off on your behalf

\$100.00  
GST \$10.00

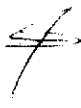
**Our Disbursements (INCLUSIVE OF GST)**

Title Search	\$42.41	
Council Rates Certificate	\$52.23	
Water Rates Certificate	\$46.55	
Land Tax Certificate	\$38.15	
Postage and telephone calls	\$33.00	
Emails	\$33.00	
Photocopying	\$33.00	<u>\$278.34</u>

<b>Total</b>	<u>\$1,708.34</u>
Less monies paid to us in advance	\$400.00
Less amount paid at settlement	<u>\$1,308.34</u>
<b>Total Amount Due</b>	<u><u>\$0.00</u></u>

With Compliments,  
**FRANK J. HORVAT & CO. PTY.**

Per:



Please note: Interest is chargeable at the Reserve Bank cash target rate plus 2% if the account is not paid within 30 days.

**TERMS: STRICTLY 30 DAYS OR INTEREST ACCRUES.**

Your original file will be scanned after 30 days and the original documents will be destroyed with a scanned copy kept for you for collection. If you require your original file, please advise within 30 days of completion.

---

**Your rights in relation to Legal Costs**

The following avenues are available to you if you are not happy with this Bill:-

1. Discuss your concerns with our office. Mr Frank Joseph Horvat is designated as responsible principal for this bill.

2. Request an itemised bill. You must do this within 30 days from the date which legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.

3. Have our costs assessed before Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law. The parameters for taking such steps are as follows:

(i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of the 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court.

(ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

**Our rights in relation to interest**

We intend to charge interest on unpaid legal costs if our costs are unpaid after 14 days of giving you this bill, in accordance with the Uniform Law. The rate in interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.

**Notice of withdrawal of trust money**

If money has been paid into our trust account for you, we hereby notify you that we will withdraw money from the trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and the *Uniform Law and the Legal Profession Uniform General Rules 2015*.

---

Liability limited by a scheme approved under Professional Standards Legislation