

ONG FAMILY SUPERFUND
Purchase of 31 Westcliffe Crescent,
Sebastopol, Vic 3356
on 27 Aug 2021

	Total \$	Cash Payment	Statement of Adjustments	PEXA	Settlement Amount
Purchase Price	(498,000.00)				
10% deposit	(49,800.00)	(49,800.00)			
90%	(448,200.00)		(448,200.00)		
Stamp Duty	(18,712.50)			(18,712.50)	
Land Registration Fee	(1,479.40)			(1,479.40)	
Conveyancing Service fee	(880.00)			(880.00)	
PEXA Fee	(117.92)			(117.92)	
Adjustments					
- water	(26.27)			(26.27)	
- land tax	(79.03)			(79.03)	
Statement of Adjustment					
- Rates	(1,643.81)		(1,643.81)		
- mortgage	112.40		112.40		
Bank charges	(35.00)	(35.00)			
Building & Pest Inspection	(550.00)	(550.00)			
Property Holding Trust	(660.00)	(660.00)			
	<u>(522,071.53)</u>		<u>(449,731.41)</u>	<u>(449,731.41)</u>	
			<u>(471,026.53)</u>	<u>(471,026.53)</u>	(471,026.53)
Private Loan	70% (365,450.07)			473,000.00	365,450.07
Cash Outflow	30% (156,621.46)	(51,045.00)	(105,576.46)		105,576.46
				1,973.47	471,026.53
				refund	0.00



LSY & Associates

Dear Susan,

Purchase of 31 Westcliffe Cres, SEBASTOPOL VIC 3356

We refer to settlement of your purchase of the above property.

Settlement, or completion of your purchase, is due on **2pm 27/08/2021**.

You will receive email notification once settlement completed

上述您所购买的物业将于**2021年08月27日2点**交割。交接后您会收到我们的邮件通知。

Statement of Adjustment & Shortfall 调整和交接所需余款

We understand that you are in position to effect settlement including arranging for the shortfall in funds required of approximately:

以下是您交接时需要支付的尾款计算如下:

\$ 449,731.41 ✓	Adjustment(see attachment 1) 交接给开发商的款项 (包括了之后一段时期Council和水固定费用, 物业费用 (如果有的话) 房东交接年的地税调整)
\$ 18,712.50 ✓	Stamp duty 印花税
\$ 1,479.40 ✓	Land registration fee & paper title 地契登记税和纸质地契费用
\$ 117.92 ✓	PEXA Fee 政府交接系统费用
\$ 880.00 ✓	Conveyancing service fee 过户服务费 (原价990)
\$ 105.30 ✓	other certificates <i>water</i> 其他费用
\$ 471,026.53 ✓	Total Amount 总额

You paid(您转账的金额) **\$473,000**

Refund Funds (交接时退回您账户的金额) **\$ 1,973.47** please provide us your bank account details

Please check carefully for every item on adjustment, please remind us before settlement if any items omit such as rental, other agreements etc.

请仔细核对调整项目, 如有任何包括租金, 其他协议未被调整, 请及时在交接前与我们联系。



SS ONG PROPERTIES PTY LTD FROM LONG & HUNT
PROPERTY: 31 WESTCLIFFE CRESCENT, SEBASTOPOL VIC 3356

STATEMENT OF ADJUSTMENTS

DATE OF ADJUSTMENT: 27/08/2021
DATE OF SETTLEMENT: 27/08/2021

	VENDOR	PURCHASER
Rates, Charges & Levies		
Council - \$1,954.37 Annually		
Paid to 30/06/2022		
Purchaser allows 307 days		\$1,643.81 ✓
Registration Fees		
Vendor allows 1 x Discharge of Mortgage @ \$112.40	\$112.40	
	\$112.40 ✓	\$1,643.81
Less Vendor's Proportion		\$112.40
PURCHASER TO PAY VENDOR		\$1,531.41

SETTLEMENT STATEMENT

Purchase Price:	\$498,000.00
Less Deposit Paid:	\$49,800.00
Balance:	\$448,200.00 ✓
Plus adjustments:	\$1,531.41 ✓
BALANCE DUE TO VENDOR:	\$449,731.41

SETTLEMENT PAYMENTS

Central Highlands Region Water Corporation	\$247.71 ✓
Balance to be advised	\$449,483.70
TOTAL PAYMENTS:	\$449,731.41

Prepared on: **24 August 2021**
By: **LSY & Associates**
Our Ref: **AL:20210827 SS ong-31 westcliffe crescent, sebastopol 3356**
E. & O. E.

1. The first part of the report is a summary of the work done during the year.

2. The second part is a detailed account of the work done during the year.

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4. The third part is a summary of the work done during the year.

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