

# Statement of Adjustment

MADISON BRANSON LAWYERS

Settlement: 21 February, 2020

Adjustments as at: 21 February, 2020

**Purchaser:** LAURA KATHERINE SCHOOF  
**Vendor:** BRENDA AND TRACY SUPERANNUATION PROPERTY PTY LTD  
**Property Address:** Unit 304 20 BEDFORD Street RESERVOIR VIC 3073

## Adjustments

		Vendor	Purchaser
<b>Additional Fee/ Allowance</b>	Mortgage Discharge	\$ 110.80	
<b>Rates</b>	Municipal Rates - City of Darebin		\$ 302.91
	\$ 852.80 From 01/07/2019 To 30/06/2020 Purchaser Allows 130 Days	<b>Paid</b>	
<b>Parks Charge</b>	Parks Fee		\$ 28.07
	\$ 79.02 From 01/07/2019 To 30/06/2020 Purchaser Allows 130 Days	<b>Paid</b>	
<b>Water (Services)</b>	Yarra Valley Water - Sewer Service Charge		\$ 48.83
	\$ 113.94 From 01/01/2020 To 31/03/2020 Purchaser Allows 39 Days	<b>Paid</b>	
<b>Water (Services)</b>	Yarra Valley Water - Water Service Charge		\$ 8.32
	\$ 19.42 From 01/01/2020 To 31/03/2020 Purchaser Allows 39 Days	<b>Paid</b>	
<b>Owners Corporation</b>	Owners Corporation		\$ 339.33
	\$ 791.78 From 01/01/2020 To 31/03/2020 Purchaser Allows 39 Days	<b>Paid</b>	
<b>Water (Drainage)</b>	Drainage Fee		\$ 10.88
	\$ 25.38 From 01/01/2020 To 31/03/2020 Purchaser Allows 39 Days	<b>Paid</b>	
<b>Total Adjustments</b>		\$ 110.80	\$ 738.34
<b>Less Vendor's Portion</b>			\$ 110.80
<b>Purchaser to Pay Vendor</b>			\$ 627.54

## Statement of Settlement

Purchase Price (excl. GST)	\$ 345,000.00
Less Deposit Paid	\$ 34,500.00
Balance of Purchase Price	\$ 310,500.00
Plus Adjustments	\$ 627.54
Plus GST	\$ 0.00
<b>Balance Due to Vendor</b>	<b>\$ 311,127.54</b>

## Payment Directions

Loan Payout	NATIONAL AUSTRALIA BANK LIMITED	\$ 296,536.68
Professional Fees	MADISON BRANSON LAWYERS	\$ 875.27
PEXA Fees	MADISON BRANSON LAWYERS	\$ 114.07
Water Rates	MADISON BRANSON LAWYERS	\$ 158.74
Vendor's Funds	MADISON BRANSON LAWYERS	\$ 13,016.78
Council Rates	MADISON BRANSON LAWYERS	\$ 426.00
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		\$ 311,127.54