

STATEMENT OF ADJUSTMENTS

SEED PROPERTY INVESTMENTS PTY LTD Sale to POYNTON

Property: 6/503 St Kilda Street, Elwood

| | | | |
|---|-------------------|--------------------------|-----------------------------|
| Settlement: Monday, 04 July 2022 | | Payable by Vendor | Payable by Purchaser |
| Time: | Contract Price | | \$621,000.00 |
| | Total Extras | | \$0.00 |
| Venue: | Total Price | | \$621,000.00 |
| | Less Deposit Paid | | \$62,100.00 |
| Adjustments as at: 04/07/22 | Balance | | \$558,900.00 |

Port Phillip City Council Rates

For Period 01/07/2022 to 30/06/2023 - 365 days

\$1176.70 Adjusted as Unpaid

Vendor allows 4 days

\$12.90

South East Water Water Rates

For Period 01/07/2022 to 30/06/2023 - 365 days

\$81.60 Adjusted as Paid

Purchaser allows 361 days

\$80.71

South East Water Water Rates

For Period 01/07/2022 to 30/09/2022 - 92 days

\$27.42 Adjusted as Paid

Purchaser allows 88 days

\$26.23

South East Water Water Rates

For Period 01/07/2022 to 30/09/2022 - 92 days

\$20.93 Adjusted as Paid

Purchaser allows 88 days

\$20.02

South East Water Water Rates

For Period 01/07/2022 to 30/09/2022 - 92 days

\$91.94 Adjusted as Paid

Purchaser allows 88 days

\$87.94

Fee to discharge the Mortgage on Title

\$114.40

Special condition 26 - amendment to settlement date

\$88.00

| | | |
|--------|----------|--------------|
| Totals | \$127.30 | \$559,202.90 |
|--------|----------|--------------|

| | | |
|-------------------------------|--|----------|
| Less Amount Payable By Vendor | | \$127.30 |
|-------------------------------|--|----------|

| | | |
|---------------------------------|--|---------------------|
| AMOUNT DUE ON SETTLEMENT | | \$559,075.60 |
|---------------------------------|--|---------------------|

CHEQUES

| Payee | Amount |
|------------------------------|---------------------|
| Port Phillip City Council | \$1,181.15 |
| South East Water | \$221.89 |
| Owners Corporation | \$555.00 |
| As the Vendor directs | \$557,117.56 |
| Cheques Total: | \$559,075.60 |

E. & O. E.

Prepared by Sargeants Bayside on 01/07/2022