



Dear Sir/Madam,

Opalus Melton Pty Ltd sale of property
Property: Stage 1, Opalia, 179 – 253 Exford Road, Melton South

Settlement Update

We refer to our previous communications in relation to the above project. In accordance with the contract of sale, settlement is due within 14 days after we notify you of plan registration.

The vendor estimates settlements to take place around **mid July 2020** subject to Statement of Compliance being achieved and the Plan of Subdivision being registered.

This is an estimated timeframe only and may be subject to change.

Plan Lodgement

We will advise you as soon as possible after the plan of subdivision (**Plan**) has been lodged with Land Use Victoria, and again once it registers.

PEXA

Settlement of the Property will take place via PEXA and we will invite your office to the workspace closer to settlement. Once the invitation is received please ensure you accept and join the workspace at your earliest convenience, and complete the required documentation. Please note, we will not accept a PEXA invite created by your office.

Duties Online

Upon registration of the Plan, you will receive the invitation to Duties Online, which will be emailed to the same email address that this email is sent to.

Finance

If your client is obtaining finance for the purchase of the Property and you have not already done so, you should ensure that the mortgagee is made aware of and is prepared for settlement.

Soil Test and Valuation Access

Soil test and valuation access are both available on the site and there is no appointment required.

Please be advised that you need to go through Exford Waters via Tamboritha Blvd and enter Opalia via Eaglevale Rd.

GST Withholding (only for contracts dated 1 July 2018 and after)

The GST Withholding Notice will be issued to your office in due course. We require Form 1 to be provided to our office at least five (5) business days prior to the settlement date.

Other information

If you have any queries in relation to the above please email Seven.Wang@maddocks.com.au.

Kind Regards

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