

Purchaser Statement

File Code: 043254
Settlement Date: 27 October, 2021
Purchaser: Pip Squeak Pty Ltd
Vendor: Mark Leighton Ritchard
Property: 55 Polding Street YASS NSW 2582

| | Vendor Allows | Purchaser Allows |
|---|--------------------------------------|-----------------------------|
| Contract Price | | \$456,500.00 |
| Deposit | | -\$45,650.00 |
| Stamp Duty | | \$510.00 |
| Balance Purchase Money | | <u>\$411,360.00</u> |
| Council 2021/22 Rates - 2nd instalment | | |
| \$690.00 treated as paid for the period of 1/10/2021 to 31/12/2021 | | |
| Portion payable by Purchaser 65/92 days | | \$487.50 |
| Additional Items | | |
| Contribution by Vendor to Bucket Superannuation Fund pursuant to special condition 45 | \$330,000.00 | |
| Fees | | |
| Electronic Settlement fee | | \$134.97 |
| Registration fees | | \$147.70 |
| Garden & Montgomerie costs and fees | | \$2,200.31 |
| | Total | \$414,330.48 |
| | Less amount payable by vendor | -\$330,000.00 |
| | Required at Settlement | <u>\$84,330.48</u> |