

SETTLEMENT STATEMENT

Matter:	T Stephens BTT SMSF Pty Ltd Sale To Sukumaran (169895)
Property:	24 Mariette Street, Harristown QLD 4350
Adjustment Date:	28 October 2021
Settlement Date:	28 October 2021
Settlement Place:	Purcell Partners
Settlement Time:	2pm

	Amount (\$)
Contract Price	490,000.00
Less Deposit	15,000.00

	475,000.00
Less Release Fees	
Vendor allows 1 x Discharge of Mortgage @ \$197	197.00

	474,803.00
Plus Council Rates	
\$1199.43 for the period 01 July 2021 to 31 December 2021 Proportion being 64 / 184 days	417.19

	475,220.19
Less Water Access Fee	
\$349.94 for the period 01 July 2021 to 31 December 2021 Proportion being 120 / 184 days	228.22

	474,991.97
Less Water Usage	
(see calculation following)	57.07

	474,934.90
CONTRACT BALANCE	\$474,934.90

PAYEE

1. Ownit Conveyancing	327.60
2. La Trobe Financial	275,842.44
3. Purcell Partners Pty Ltd	634.70
4. Dye & Durham	220.00
5. T Stephens BTT SMSF Pty Ltd	197,910.16

TOTAL

\$474,934.90

(unallocated: \$0.00)

WATER USAGE CALCULATION

Date water paid to: 11 August 2021
Date of search reading: 06 October 2021

Reading : 285kL
Reading : 300kL

Average daily usage

Days between readings: 56

 $300\text{kL} - 285\text{kL} = 15\text{kL} / 56 = \mathbf{0.268\text{kL}}$

Days from date paid to settlement = 78

 $0.268\text{kL} \times 78\text{days} = \mathbf{20.904\text{kL}}$ *(All kL results are rounded to whole litres ie 3 decimal places)*

Charge per kL -

\$0 for first 0kL

\$0 for the next 0kL

\$0 for the balance

Bulk water \$2.73

Water Adjustment

Tier 1	0kL x \$0	\$0.00
Tier 2	0kL x \$0	0.00
Balance	20.904kL x \$0	0.00
Bulk water	20.904kL x \$2.73	57.07

\$57.07

Prepared By: Ownit
Date & Time: 28-10-2021 09:48AM