

SETTLEMENT STATEMENT

Matter No: 210380
Re: Samred Pty Ltd as trustee for KG Property Investment Trust Sale to Duryea & Ugbaniel
Property: 22 Lynagh Street, Miles, Queensland 4415

Settlement Date: 8 November, 2021
Adjustment Date: 8 November, 2021
Contract Date: 7 October, 2021
Settlement Place: Cogill Woods Legal Services, 2/22 Mary Street, Noosaville
Settlement Time: 1.00pm

Contract Price	\$150,000.00
Less Deposit	15,000.00
	\$135,000.00
Plus Rates (adjusted as paid for 1/07/2021 to 31/12/2021)	
<u>\$1,206.03 x 53 days</u>	
184 days	347.39
	\$135,347.39
Less Water Usage (see calculation following)	68.38
BALANCE AT SETTLEMENT	<u>\$135,279.01</u>

Sold Nov 2021

CHEQUE DETAILS

1. Cogill Woods Legal Services	\$1,430.00
2. Western Downs Regional Council	\$1,206.03
3. TBA	\$132,642.98
CHEQUES TOTAL	<u>\$135,279.01</u>

WATER USAGE CALCULATION

Date water paid to: 10/05/2021 Reading: 1,094 kL Charge per kL -
Date of search reading: 13/10/2021 Reading: 1,123 kL \$2.02
(All kL results are rounded to whole litres ie 3 decimal places)
Days between readings: 156
 $1,123 \text{ kL} - 1,094 \text{ kL} = 29 \text{ kL} / 156 = 0.186 \text{ kL}$
Average daily usage = 0.186 kL
Days from date paid to settlement = 182
 $0.186 \text{ kL} \times 182 \text{ days} = 33.852 \text{ kL}$

Adjustment -

Tier 1:	
33.852 kL x \$2.02	\$68.38
	<u>\$68.38</u>