



Merritt
Conveyancing

Unit 2/1236 Grand Junction Road
Hope Valley SA 5090

PO Box 84 Hope Valley SA 5090

M 0407 187 951

P 08 8447 8326

F 08 8312 6204

E km@merrittconvey.com.au

PURCHASER'S SETTLEMENT STATEMENT & TAX INVOICE
408 INVESTMENT PTY LTD TO R&L WONG PTY LTD AS TRUSTEE FOR WONG
FAMILY SUPERANNUATION FUND
PROPERTY: GROUND FLOOR/276 FLINDERS STREET, ADELAIDE

Settlement Date: 18 September 2017

Adjustment Date: 18 September 2017

	\$	\$
Purchase Price	\$715,000.00	
Deposit Paid		\$50,000.00
Stamp Duty	\$33,155.00	
Transfer Registration Fee	\$5,667.50	
Stamp Duty Concession - Qualifying Land		\$22,103.33
Council Rates		
For period 01/07/2017 to 30/06/2018 - 365 days		
\$3,572.25 Adjusted as paid		
Purchaser allows 286 days		
For period 18/09/2017 to 30/06/2018	\$2,799.08	
Emergency Services Levy		
For period 01/07/2017 to 30/06/2018 - 365 days		
\$809.15 Adjusted as paid		
Purchaser allows 286 days		
For period 18/09/2017 to 30/06/2018	\$634.02	
Water and Sewerage Rates		
For period 01/07/2017 to 30/09/2017 - 92 days		
\$292.64 Adjusted as paid		
Purchaser allows 13 days		
For period 18/09/2017 to 30/09/2017	\$41.35	
Strata/Community Maintenance		
For period 15/07/2017 to 14/10/2017 - 92 days		
\$936.00 Adjusted as paid		
Purchaser allows 27 days		
For period 18/09/2017 to 14/10/2017	\$274.70	
Rent		
Vendor allows 13 days for period		
18/09/2017 to 30/09/2017 at \$4,955.60 per month		\$2,118.01

Half share searches (incl. GST)	\$232.78	
Conveyancing Fee (incl. GST)	\$770.00	
Company Search	\$9.00	
Bank cheques	\$20.00	
Total due by Purchaser to settle		\$684,382.09
TOTAL	\$758,603.43	\$758,603.43

****Please note rental & outgoings will be collected by the vendor from the tenant for the September quarter. Purchaser is to invoice tenant from October onwards**

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ABN: 72 664 563 379