

WESTLEY DIGIORGIO NORCOCK

Solicitors and Conveyancers
South Australia & Victoria
ABN: 54 612 239 755

90 Ormerod Street Naracoorte
PO Box 1265 Naracoorte S.A. 5271

T | 08 8762 3600

F | 08 8762 3200

STATEMENT

6 April, 2021

Red Energy Creative Pty Ltd
PO Box 189,
NORTHBRIDGE NSW 1560

BY:	Sale price of 279 Smith Street, Naracoorte SA 5271		\$335,000.00
	GST 10%		\$33,500.00
BY:	Purchaser's proportion of rates from 12/04/2021 to 30/6/2021: 80 /365days		
	Council Rates \$1,822.30		\$399.41
	Emergency Services Levy: \$418.20		\$91.66
BY;	Purchasers proportion of S.A. Water 12/04/2021 to 30/06/2021: 80 days \$600.64 pa		\$131.65
BY:	Purchasers proportion of Community Levy 12/04/2021 to 25/02/2022 320 days 9.5% of total \$835 \$79.33 pa		\$69.55
TO;	PEXA settlement fee	\$116.60	
TO:	Council Rates to 30/06/2021 balance	\$455.57	
TO;	S.A. Water to 30/06/2021	\$150.16	
TO:	Solicitor's Conveyancing charges Scale fee \$1,400 reduced to:	\$950.00	
	GST @ 10%	\$95.00	
TO:	Professional fee to agent:	\$8,188.47	
TO;	S.A. Water special meter reading & Search fees	\$36.40	
TO:	Balance due to you at settlement:	\$359,200.07	
No Adjustment of Lease Payments as same is paid to 12.04.2021 – date of settlement.		\$369,192.27	\$369,192.27

Please keep this statement for future reference. Any requests for a duplicate of this statement made more than 12 months after settlement, may incur a fee for retrieval costs.



Settlement/Disbursement Reconciliation

Real Estate Settlements

E: RHO@elders.com.au

F: 08 7200 2022

Branch Name	NARACOOORTE		
Trust Account Number	5 0 0 3 2 3 5 9 7 3 - 0 0 1	Sale Number	

PROPERTY DETAILS
 Address 279 Smith Street, Naracoorte, SA, 5271

SECTION A - SETTLEMENT RECONCILIATION A

Monies Received	Total Amount
Deposit received	\$ 33,500.00
VPA Payment(s) received	\$ 330.00
Total Monies Received	\$ 33,830.00

Costs Incurred	Amount Ex GST	GST Amount	Total Amount
Sales Commission	\$ 6,700.00	\$ 670.00	\$ 7,370.00
VPA Costs (GST applicable)	\$ 700.20	\$ 70.02	\$ 770.22
VPA Searches & Other Costs (GST free)	\$ 378.25		\$ 378.25
Livestock Levy (GST free)			\$ -
Total Costs owing to Elders	\$ 7,778.45	\$ 740.02	\$ 8,518.47
Balance Due to Vendor/Solicitor			\$ 25,311.53
Balance Due to Elders			\$ -

SECTION B - DISBURSEMENT ACCOUNT RECONCILIATION B

	Amount Ex GST
Total Claimed Marketing Costs	\$ 1,078.45
Less VPA Trust Transfer(s) (ex GST)	
Less VPA Trust Transfer(s) (GST free)	
Current Disbursement account Balance	\$ 1,078.45
Reconciliation Variance	\$ -

Reason for Variance Note: Settlements cannot finalise a sale where there is a debit or an unjustified credit in the Disbursement Account

Description (include SAP Purchase Order No where applicable)	Amount (Ex GST)	Date Expected

HO OFFICE USE ONLY	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">RES 519 (GST free)</td> <td style="text-align: right;">\$ 378.25</td> </tr> <tr> <td>RES 519 (ex GST)</td> <td style="text-align: right;">\$ 700.20</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">\$ 1,078.45</td> </tr> <tr> <td>Current Trust Account balance</td> <td style="text-align: right;">\$ 33,830.00</td> </tr> </table>	RES 519 (GST free)	\$ 378.25	RES 519 (ex GST)	\$ 700.20		\$ 1,078.45	Current Trust Account balance	\$ 33,830.00
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TAX INVOICE

6 April, 2021

Red Energy Creative Pty Ltd
PO Box 189,
NORTHBRIDGE NSW 1560

TO:	Solicitor's Conveyancing charges	
	Scale fee \$1,400 reduced to:	\$950.00
	GST @ 10%	\$95.00
TOTAL:		<u>\$1,045.00</u>

Total amount of G.S.T. paid on fees and charges is \$95-00

PLEASE DO NOT PAY
THIS AMOUNT IS INCLUDED IN THE ABOVE SETTLEMENT
STATEMENT.

Notification of client's rights (regulation 63)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:-
requesting an itemised bill | discussing your concerns with us | having our costs adjudicated | applying to set aside our costs agreement |
making a complaint to the Legal Profession Conduct Commissioner (if you believe there has been overcharging)

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or
obtain it from the Law Society of South Australia (or download it from their website).

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CLIENT TRUST ACCOUNT AUTHORITY

6 April, 2021

TO: **WESTLEY DIGIORGIO NORCOCK SOLICITORS & CONVEYANCERS**

RE: Property Sale of 279 Smith Street, Naracoorte SA 5271.

I / WE HEREBY AUTHORISE AND DIRECT:

Westley Norcock Pty Ltd Law Practice Trust Account trading as Westley DiGiorgio Norcock Solicitors to act on our behalf in this matter and:

- (a) to deposit funds into the Westley Norcock Pty Ltd Law Practice Trust Account on our behalf;
- (b) to draw the appropriate funds from your Trust Account on account of your costs and disbursements in this matter (in accordance with the tax invoice or statement you have been supplied with);
- (c) I authorise Westley DiGiorgio Norcock to make payments from the Westley Norcock Pty Ltd Law Practice Trust Account as detailed in the **attached settlement statement**.

Signed by the vendor(s):

_____/_____/_____
Date

VENDOR'S ACCOUNT DETAILS:-

ACCOUNT NAME: _____

BANK: _____

BSB: _____

ACCOUNT NUMBER: _____