

## SETTLEMENT ADJUSTMENT SHEET

**CARRION PURCHASE FROM MCCRACKEN INVESTMENTS PTY LIMITED & NOVERO  
PTY LIMITED**

**PROPERTY: Lot 3301 Stage 3a2 Calderwood Valley**

Settlement as at: 1/02/2019

|   | Payable by<br>Vendor | Payable by<br>Purchaser |
|---|----------------------|-------------------------|
| <b>Purchase Price</b>   |                      | \$252,000.00            |
| <b>Less Deposit</b>   |                      | \$25,200.00             |
| <b>Balance</b>  |                      | \$226,800.00            |
| <b>COUNCIL RATES</b><br>Vendor allows for Council Rates - Vendor allows<br>\$406.85 /165 x 16 unpaid for the period 17<br>January 2019 to 30 June 2019.   | \$39.45              |                         |
| <b>WATER RATES</b><br>Vendor allows for Water Rates - vendor allows<br>\$102.78 / 74 x 16 (days) unpaid for the period 17<br>January 2019 - 31 March 2019 | \$22.22              |                         |
| Vendor allows for Discharge of Mortgage   | \$141.60             |                         |
| <b>Total</b>  | \$203.27             | \$226,800.00            |
| <b>Less Amount Payable by Vendor</b>  |                      | \$203.27                |
| <b>AMOUNT DUE ON SETTLEMENT</b>   |                      | \$226,596.73            |
| <b>PLUS</b>   |                      |                         |
| RMB Lawyers on account of costs and<br>disbursements (as per the attached invoice)  |                      | \$1,666.70              |
| Pexa settlement fee   |                      | \$112.64                |
| Registration on transfer  |                      | \$283.20                |
| <b>TOTAL AMOUNT DUE ON SETTLEMENT</b>   |                      | \$228,659.27            |