

**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

	<b>Payable by Vendor</b>	<b>Payable by Purchaser</b>
<b>Purchase Price</b>		\$252,000.00
<b>Less Deposit</b>		\$25,200.00
<b>Balance</b>		\$226,800.00
<b>COUNCIL RATES</b> Vendor allows for Council Rates - Vendor allows \$406.85 /165 x 16 unpaid for the period 17 January 2019 to 30 June 2019.	\$39.45	
<b>WATER RATES</b> Vendor allows for Water Rates - vendor allows \$102.78 / 74 x 16 (days) unpaid for the period 17 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 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

**STAMP DUTY  
ON LAND**

**\$2330**