

# SETTLEMENT STATEMENT

**Matter No:** AK:14517  
**Re:** Marsh and Mead as Trustee Purchase from Marshall Projects Pty Ltd  
**Property:** 30/18 Bendena Terrace, CARINA HEIGHTS, Queensland 4152

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**Settlement Date:** 16 November, 2015  
**Adjustment Date:** 2 November, 2015  
**Contract Date:** 30 April, 2015  
**Settlement Place:** Gadens - Brisbane  
**Settlement Time:** 3:45pm

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Contract Price	\$457,956.00
Less Deposit	<u>45,795.60</u>
	\$412,160.40
Less Release Fee	<u>168.60</u>
	\$411,991.80
Plus body corporate levies (treated as paid) 1/12/2015 - 29/2/2016	<u>1,286.16</u>
	\$413,277.96
Plus building insurance paid - \$4179.35 / buyer allows 151 days- entitlement 1936 x 45	<u>39.96</u>
	\$413,317.92
Plus Land tax - treated as paid buyer allows 212 days / 1936 x 45	<u>242.34</u>
	\$413,560.26
Less estimated rates \$300.00 (as per special condition 9.2(c) - 9/11/2015 - 31/12/2015 unpaid - seller allows 15/90 days	<u>49.99</u>
	\$413,510.27
Plus inclusions of flyscreens and epoxy flooring to garage	<u>1,900.00</u>
	\$415,410.27
Less already paid by buyer to sellers solicitors	<u>190.00</u>
<b>BALANCE AT SETTLEMENT</b>	<u><u>\$415,220.27</u></u>

## CHEQUE DETAILS

1. The Owners Bendena Terrace CTS 47081	\$1,286.16
2. Property Focus Projects Pty Ltd	\$18,913.58
3. Marshall Projects Pty Ltd	\$41,805.09
4. Gadens Lawyers	\$440.00
5. M+K Lawyers	\$1,210.00
6. Commissioner of State Revenue	\$30.00
7. St George Bank	<u>\$351,535.44</u>

**CHEQUES TOTAL** \$415,220.27

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## CALCULATIONS

<i>Plus</i> approximate balance payable to Seller	\$415,220.27
<i>Plus</i> Wheeler Lawyer Fee	\$1,600.00
<i>Less</i> amount already paid	-\$400.00
<i>Plus</i> Stamp duty/Transfer Duty (Office of State Revenue)	\$14,455.00
<i>Plus</i> Transfer Registration Fee (DNRM)	\$1,227.60
<i>Plus</i> Transfer Lodgement Fee (JG Settlements)	\$19.50
<i>Less</i> funds required to effect settlement	\$432,522.37
<i>Less</i> monies received from you on 11 November 2015	<u>\$430,503.30</u>
<b>Balance required from you to effect settlement</b>	<u><b>\$2,019.07</b></u>