

SETTLEMENT ADJUSTMENT SHEET

Vendor: Suzanne Fance & Anthony James Miller

Purchaser: Gavenwood Nominees Pty Ltd ATF Gavenwood Superannuation Fund

Property: 803/8 Broughton Road, Artarmon

Settlement: 5 April 2019

Adjustments as at: 5 April 2019

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$895,000.00
Less Deposit		\$89,500.00
Balance		<u>\$805,500.00</u>

Current Council Rates

For Period 01/07/2018 to 30/06/2019 - 365 days

\$1376.50 Adjusted as Paid

Purchaser allows 86 days

For period 05/04/2019 to 30/06/2019

\$324.33

Current Water/Sewerage Rates

For Period 01/04/2019 to 30/06/2019 - 91 days

\$172.04 Adjusted as Paid

Purchaser allows 86 days

For period 05/04/2019 to 30/06/2019

\$162.59

Strata Levies

For Period 01/02/2019 to 30/04/2019 - 89 days

\$1220.41 Paid

Purchaser allows 25 days

For period 05/04/2019 to 30/04/2019

\$342.81

Purchaser allows for **Section 184 Certificate**
(Inclusive of GST)

\$119.90

Vendor allows Discharge of Mortgage registration
fee

\$141.60

Totals

\$141.60

\$806,449.63

Less Amount Payable By Vendor

\$141.60

AMOUNT DUE ON SETTLEMENT

\$806,308.03

- | | |
|------------------------------|----------|
| 1. Willoughby City Council | \$344.00 |
| 2. Sydney Water | \$172.04 |
| 3. Owners Corporation SP8755 | \$11.71 |