

TRANSACTION STATEMENT

Vendor: Suzanne Fance & Anthony James Miller

Purchaser: Gavenwood Nominees Pty Ltd Gavenwood Superannuation Fund

Property: 803/8 Broughton Road, Artarmon

	Total Cost of Transaction to You	Payments made & Allowances by Vendor and your Bank
To Purchase price	\$895,000.00	
By Deposit paid at exchange		\$89,500.00
To Stamp duty payable on Contract & Transfer	\$35,785.00	
To NSW Registration fees payable on Transfer	\$283.20	
To Your share of Council Rates paid to 30.06.19	\$324.33	
To Your share of Water Rates paid to 30.06.19	\$162.59	
To Your share of Strata Levies paid to 30.04.19	\$342.81	
To Your allowance for s184 certificate (to verify strata levies)	\$119.90	
By Vendor allowance for registration fee on discharge of mortgage		\$141.60
To Fees payable to PEXA (to access electronic settlement platform)	\$112.64	
To Balance owing for our costs and disbursements (invoice attached)	\$3,203.90	
By Balance required by you to settle (including payment of our Invoice)	\$935,334.37	\$89,641.60
		\$845,692.77
	\$935,334.37	\$935,334.37