

## SETTLEMENT STATEMENT

**RE: DM SAYES BTT PTY LTD PURCHASE FROM NIVIN CONSULTING PTY LIMITED  
PROPERTY: 5/53-55 GOVERNOR MACQUARIE DRIVE, CHIPPING NORTON NSW 2170**

**Settlement Date: 31/08/2020**

<b>PURCHASE PRICE</b>	\$890,000.00
<b>Plus GST</b>	\$89,000.00
<b>TOTAL PRICE</b>	\$979,000.00
<b>Less Deposit Paid</b>	\$97,900.00
<b>BALANCE</b>	\$881,100.00
<b>PLUS PURCHASER ALLOWANCES</b>	
<b>Council rates</b> 1/07/2020 - 30/06/2021 \$775.17 Treated as Paid - Purchaser allows 303 / 365 days	\$643.50
<b>Water rates</b> 1/07/2020 - 30/09/2020 \$24.08 Fully Paid - Purchaser allows 30 / 92 days	\$7.85
<b>Strata levies</b> 1/07/2020 - 30/09/2020 \$1,252.35 Treated as Paid - Purchaser allows 30 / 92 days	\$408.38
<b>Section 184 certificate fee</b> - Purchaser allows	\$119.90
	\$882,279.63
<b>LESS VENDOR ALLOWANCES</b>	
<b>Registration fee</b> on discharge of mortgage - Vendor allows	\$146.40
	\$882,133.23
<b>PLUS GST on adjustments -</b> (Total Purchaser Allowances \$1,179.63 less Total Vendor Allowances \$146.40 = \$1,033.23)	\$103.32
<b>TOTAL DUE TO VENDOR ON SETTLEMENT</b>	<b>\$882,236.55</b>
<b>FUNDS TO BE DISTRIBUTED AT SETTLEMENT:</b>	
LIVERPOOL CITY COUNCIL	\$775.17
THE OWNERS STRATA PLAN 75734	\$53.45
TBA	\$881,407.93
<b>Total Amount:</b>	<b>\$882,236.55</b>