

# SETTLEMENT STATEMENT

HUDSONLIN INVESTMENT PTY LTD PURCHASE FROM HARPER  
PROPERTY: 52 SPERPENTINE ROAD, KIRRAWEE NSW

Settlement Date: 11/11/2021

	Payable by Vendor	Payable by Purchaser
<b>PURCHASE PRICE</b>		\$1,720,000.00
<b>Less Deposit Paid</b>		\$172,000.00
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<b>Balance</b>		\$1,548,000.00
<b>ADJUSTMENTS</b>		
<b>Council rates</b> 1/07/2021 - 30/06/2022		
\$1,861.31 Fully Paid - Purchaser allows 231 / 365 days		\$1,177.98
<b>Water rates</b> 1/10/2021 - 31/12/2021		
\$150.99 Fully Paid - Purchaser allows 50 / 92 days		\$82.06
<b>Water consumption</b> - last meter reading 21/08/2021		
0.9000 kL per day x \$2.3800 per kL - Vendor allows 82 days	\$175.64	
<b>Registration fee</b> on discharge of mortgage - Vendor allows	\$147.70	
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Totals	\$323.34	\$1,549,260.04
Less Amount Payable by Vendor		\$323.34
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<b>BALANCE DUE TO VENDOR ON SETTLEMENT</b>		<b>\$1,548,936.70</b>
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<b>CHEQUES DRAWN AT SETTLEMENT:</b>		
Sydney Water		\$152.52
Sutherland Council		\$1,398.16
TBA		\$1,547,386.02
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<b>Total Cheques:</b>		<b>\$1,548,936.70</b>
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