

SETTLEMENT STATEMENT

Day Bare P/L purchase from Tomeski  
 PROPERTY: 14/5-7 CHANNEL ROAD, MAYFIELD WEST NSW 2304

Settlement: 22 January 2018

	Payable by Vendor	Payable by Purchaser
PURCHASE PRICE		\$ 350,000.00
LESS DEPOSIT		\$ 35,000.00
BALANCE PURCHASE MONEY		\$ 315,000.00
<b>COUNCIL RATES</b> \$289.00 treated as paid for the period 01 January 2018 - 31 March 2018 Proportion payable by Purchaser 68/90 days		\$ 218.36
<b>WATER RATES</b> \$249.22 paid for the period 01 November 2017 to 28 February 2018 Proportion payable by Purchaser 37/120 days		\$ 76.84
<b>WATER USAGE</b> - no adjustment, tenant in occupation		
<b>STRATA LEVIES</b> \$412.25 paid for the period 01 January 2018 - 31 March 2018 Proportion payable by Purchaser 68/90 days		\$ 311.48
Purchaser allows for Section 184 Certificate		\$ 119.90
	<b>TOTAL</b>	\$ - \$ 315,726.58
	<b>LESS AMOUNT PAYABLE BY VENDOR</b>	\$ -
	<b>BALANCE ON SETTLEMENT</b>	\$ 315,726.58

**Payee**

1. Owners Corporation SP79092	\$ 2.77
2. Newcsatle City Council	\$ 289.00
3. Gianacas Argiris McDonald	\$ 2,132.46
4. M & E Tomeski	\$ 313,302.35
5. Revenue NSW	\$ 11,260.00
<b>TOTAL</b>	\$ 326,986.58



29 May 2018

**TAX INVOICE**

ABN 32 674 593 144

Invoice No: 4274

Mr M S & Mrs K E Day  
 PO Box 60  
 Mayfield NSW 2304

Our Ref: MGM:ND:170250  
 Your Ref:

**RE: Purchase: Unit 14/5-7 Channel Road, Mayfield West 2304**

**ACCOUNT SUMMARY:**

Total Fees	\$1,200.00
Disbursements	\$945.15
Subtotal	\$2,145.15
GST	\$179.16
Total outstanding this invoice:	\$2,324.31

Detailed information supporting this tax invoice is attached.

With compliments  
**Cantle Carmichael Legal**

Per:

**Michelle Mullard**

**E & OE**

Liability limited by a scheme approved under Professional Standards Legislation.

**TERM OF PAYMENT: 14 DAYS**

**PLEASE SEE LAST PAGE FOR PAYMENT OPTIONS**

**CANTLE CARMICHAEL LEGAL**

LEVEL 6, 45 HUNTER STREET, NEWCASTLE NSW 2300 • TEL 02 4929 7500 FAX 02 4929 3611 • DX 7876 NEWCASTLE NSW  
 • ABN 32 674 593 144

A.B.N 26 791 493 159

**139 Hill Street  
Carrington NSW 2294**

**Bill To:**

MK Day Pty Ltd atf MK Day Superannuation Fund  
via Day Bare Pty Ltd atf Day Bare Trust  
Matthew & Kate Day  
C/ - Cantle Carmichael Legal  
Level 6 | 45 Hunter Street  
Newcastle NSW 2300  
nell.dark-jones@clegal.com.au  
michelle.mullard@clegal.com.au

**TAX INVOICE**

Invoice #: 01198

**Property:**

Strata Plan 79092  
Lot 14

Payable upon receipt  
7 December 2017

Date	Description	Price	GST
7 December 2017	Pre-purchase strata report lot 14 SP79092 14/5-7 Channel Road Mayfield West NSW 2304	\$295.00	\$29.50

Pre purchase strata & community reports \$295.00 plus GST  
plus travel cost

Total \$324.50

**Balance Due \$324.50**

**Bank Details:**

**Account Name: Vicky Sherry**  
**Bank: ANZ**  
**BSB: 012341**  
**Account # 214459255**  
**Please reference invoice #**

**Cheque Payments:**

**Payable to Strata Nirvana please**