

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

COUNCIL RATES \$289.00 treated as paid for the period 01 January 2018 - 31 March 2018 Proportion payable by Purchaser 68/90 days	\$ 218.36
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WATER RATES \$249.22 paid for the period 01 November 2017 to 28 February 2018 Proportion payable by Purchaser 37/120 days	\$ 76.84
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WATER USAGE - no adjustment, tenant in occupation

STRATA LEVIES \$412.25 paid for the period 01 January 2018 - 31 March 2018 Proportion payable by Purchaser 68/90 days	\$ 311.48
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Purchaser allows for Section 184 Certificate	\$ 119.90
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TOTAL	\$ -	\$ 315,726.58
LESS AMOUNT PAYABLE BY VENDOR		\$ -
BALANCE ON SETTLEMENT		\$ 315,726.58

Payee

1. Owners Corporation SP79092	\$ 2.77
2. Newcasale City Council	\$ 289.00
3. Gianacas Argiris McDonald	\$ 2,132.46
4. M & E Tomeski	\$ 313,302.35
5. Revenue NSW	\$ 11,260.00
TOTAL	\$ 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

TAX INVOICE

Invoice #: 01198

**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@cclegal.com.au
michelle.mullard@cclegal.com.au

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