



Our Ref: MP:MP:8496

*Incorporating Meryllyn Page Conveyancing*

96 William Street Po Box 1247  
Port Macquarie, NSW 2444 DX 7447, Port Macquarie  
Phone: (02) 6584 9522 Fax: (02) 6584 9533  
www.pageconveyancing.com.au  
ABN: 65 422 632 780

23 July 2021

A & C Passmore Pty Ltd

BY EMAIL

Dear Andy and Caron

**RE: Your Sale to Bradley & Patterson  
Property: 3/125A Bridge Street, Port Macquarie Bc**

**Statement of Costs and Disbursements**

ADJUSTMENT DATE: 05/08/2021

SETTLEMENT DATE: 05/08/2021

Sale price	\$375,000.00
Less deposit paid to Agent	<u>\$ 0.00 (Paid by deposit bond)</u>
Balance	\$375,000.00

**ADJUSTMENT OF RATES & TAXES**

**Current Council Rates**

For period 01/07/21 to 30/09/21 - 92 days

\$561.81 adjusted as paid

Purchaser allows 56 days

For period 5/8/21 to 30/09/21

\$341.97

**Water Availability**

For period 01/07/21 to 30/09/21 - 92 days

\$42.75 adjusted as paid

Purchaser allows 56 days

For period 5/8/2021 to 30/09/21

\$26.02

**Strata Levies**

For period 1/07/2021 to 30/09/21 - 92 days

\$589.59 Adjusted as paid

Purchaser allows 56 days

For period 5/08/21 to 30/09/21

\$358.88

Section 184 Certificate – reimbursed by purchaser

\$119.90

BALANCE

\$375,846.77

KIM  
SHAW *B.Sc, B.Com*

Justice of the Peace  
Certified Practising Conveyancer  
Licence No. NSW 1617965  
Licence No. SA 202640  
Kim@pageconveyancing.com.au

MERYLLYN  
PAGE *AD in Law*

Principal Licencee  
Justice of the Peace  
Certified Practising Conveyancer  
Licence No. 988046  
Meryllyn@pageconveyancing.com.au

JAMES  
PAGE

Licencee  
Justice of the Peace  
Licensed Conveyancer  
Licence No. 5005984  
James@pageconveyancing.com.au



Less –

Our Conveyancing fees (incl. GST)	\$1,100.00	
PEXA settlement fee	\$117.92	
Search costs	\$447.97 (Paid 16/6/2021)_	
Section 47 Certificate	\$44.97	
Commission payable to agent	\$9,375.00	
Water usage from 11/05/21 to 5/8/2021	\$43.69	
Outstanding council rates (land)	\$561.81	
Outstanding council rates (water)	\$42.75	
Rent paid in advance	\$167.14	
Section 184 Certificate	\$119.90	\$11,573.18

**BALANCE DUE TO YOU**

**\$364,273.59**

Yours faithfully

Meryllyn Page

Encl.