

Statement of Adjustment

THE PROPERTY CONVEYANCERS

Settlement: 29 April, 2022

Adjustments as at: 29 April, 2022

Purchaser: HAYWARDSFOUR PTY LTD
Vendor: MICHAEL PATRICK ANTHONY GALE
Property Address: Unit 7 24 CLARKE Street NARRABEEN NSW 2101

Adjustments

					Vendor	Purchaser	
Rates	COUNCIL RATES					\$ 248.99	
	\$ 1,465.80	From 01/07/2021	To 30/06/2022	Paid			
		Purchaser Allows 62 Days					
Rates	WATER RATES					\$ 101.75	
	\$ 149.35	From 01/04/2022	To 30/06/2022	Paid			
		Purchaser Allows 62 Days					
Additional Fee/ Allowance	DISCHARGE OF MORTGAGE				\$ 147.70		
Additional Fee/ Allowance	SECTION 184 CERTIFICATE					\$ 119.90	
Owners Corporation	STRATA UNIT LEVY					\$ 650.53	
	\$ 954.81	From 01/04/2022	To 30/06/2022	Paid			
		Purchaser Allows 62 Days					
				Total Adjustments	\$ 147.70	\$ 1,121.17	
				Less Vendor's Portion		\$ 147.70	
				Purchaser to Pay Vendor		\$ 973.47	

Statement of Settlement

Purchase Price	\$ 1,155,000.00
Less Deposit Paid	\$ 115,500.00
Balance of Purchase Price	\$ 1,039,500.00
Plus Adjustments	\$ 973.47
Plus GST	\$ 0.00
Amount due on Settlement	\$ 1,040,473.47

Payment Directions

Vendor Destination Line Items

PEXA Fees	RIGG CONVEYANCING	\$ 117.92
Body Corporate Fees	THE PROPERTY CONVEYANCERS	\$ 955.01
Professional Fees	RIGG CONVEYANCING	\$ 1,742.79
Water Rates	THE PROPERTY CONVEYANCERS	\$ 149.35
Council Rates	THE PROPERTY CONVEYANCERS	\$ 367.23
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		\$ 3,332.30

Purchaser Destination Line Items

Stamp Duty Disbursement	THE PROPERTY CONVEYANCERS	\$ 48,420.00
Professional Fees	THE PROPERTY CONVEYANCERS	\$ 2,097.00
Lodgement Fees	GADENS LAWYERS BRISBANE	\$ 443.10
PEXA Fees	THE PROPERTY CONVEYANCERS	\$ 117.92
PEXA Fees	GADENS LAWYERS BRISBANE	\$ 59.07
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		\$ 51,137.09