

SETTLEMENT STATEMENT

Prepared: 26 June 2023

Re: BUCKLEY & HEIDENREICH AS TRUSTEE SALE TO GREENBEACH DEVELOPMENTS PTY LTD
Property: 8/4 MARY AVENUE, BROADBEACH
Matter No: 20231281

Adjustment Date: 26 June 2023
Settlement Date: 26 June 2023
Settlement Place: PEXA
Settlement Time: 12pm

CONTRACT PRICE	\$1,250,000.00
LESS DEPOSIT	\$125,000.00

BALANCE	\$1,125,000.00
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PLUS BUYER ALLOWANCES

Council Rates 1/01/2023 - 30/06/2023
\$1,883.94 Fully Paid - buyer allows 4 / 181 days \$41.63

Body Corporate Levies 1/06/2023 - 31/08/2023
Admin Fund Levy - \$783.34
Sinking Fund Levy - \$314.12
Combined - \$1,097.46 Fully Paid - buyer allows 66 / 92 days \$787.31

\$1,125,828.94

LESS SELLER ALLOWANCES

Water Access Charges 9/06/2023 - 8/06/2024
\$240.40 Unpaid - seller allows 18 / 366 days \$11.82

Sewerage Charges 9/06/2023 - 8/06/2024
\$724.12 Unpaid - seller allows 18 / 366 days \$35.61

Water Consumption last meter reading 8/06/2023
Average: 0.2777 kL per day - seller allows 18 days - Total: 5 kL
Tier 1 Consumption 5 kL at \$4.3480 per kL \$21.74
Contribution Schedule lot entitlement 1 of 12 \$21.74

BALANCE AT SETTLEMENT	\$1,125,759.77
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PAYMENTS AT SETTLEMENT:

1. City of Gold Coast	\$379.06
2. PEXA Fee	\$123.97
3. DBL Solicitors	\$1,060.00
4. Commissioner of State Revenue (Land Tax)	\$2,630.55
5. Buckenreich Superannuation Fund	\$1,121,566.19

Total Payments:	\$1,125,759.77
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