Our ref: C5923

03 January 2023

Thorp Enterprises Pty Ltd as bare trustee for Thorp Investments Australia Pty Ltd ATF Thorp Superannuation Fund 12-18 Hudson Road Mawson Lakes SA 5095



Residential and Commercial Property Conveyancing

PURCHASER'S AMENDED SETTLEMENT STATEMENT

(TAX INVOICE IN RESPECT OF ITEMS MARKED WITH '*')

Purchase of - 689 South Road Black Forest Anticipated Settlement Date: 20 January 2023

| | DR | CR |
|--|--------------|--------------|
| Purchase Price | \$800,000.00 | |
| Stamp duty on Transfer (exempt as qualifying land) LTO registration fee on Transfer | \$7,354.50 | |
| * Searches - Property Interest Report and Council Search (shared with vendor) | \$217.88 | |
| * Conveyancing Fee (reduced for you) * File Maintenance including file set up and file/data | \$800.00 | |
| storage for 7 years | \$180.00 | |
| * Identification verification | \$90.00 | |
| * Fee for preparation of Addendum | \$90.00 | |
| Payment to PEXA for electronic conveyancing | \$123.97 | |
| Adjustments to 19 January 2023 Rent paid to vendor \$50,000.00 p.a. paid to 30/06/2023 | | |
| Vendor allows Purchaser 162 days | | \$22,191.78 |
| Deposit paid by purchaser | | \$40,000.00 |
| Amount required from Purchaser to settle | | \$746,802.36 |
| * Total GST included in this Statement: | \$137.79 | |
| | \$808,994.14 | \$808,994.14 |

Please keep this statement for future reference. Any requests for a duplicate of this statement made more than 12 months after settlement, may incur a fee for retrieval costs.

E. & O.E.

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