

STATEMENT OF ADJUSTMENTS

SELLER	Christopher Keys
BUYER	Agnes Street Super Pty Ltd as trustee
PROPERTY	1&2, 21 Agnes Street, Centenary Heights
SETTLEMENT DATE	31-May-2021
SETTLEMENT TIME	2.30pm
SETTLEMENT PLACE	PEXA Workspace

	Payable by Buyer	Payable by Seller
WATER RATES		
Water usage from 29/10/20 to Settlement acc 42150		\$279.43
COUNCIL RATES LOT1		
\$1,316.46 treated as paid for 1 January 2021 to 30 June 2021		
Buyer allows 30 days acc 41960	\$218.20	
COUNCIL RATES LOT 2		
\$1,315.70 treated as paid for 1 January 2021 to 30 June 2021		
Buyer allows 30 days acc 41960	\$218.07	
Total Buyer allowances	\$436.27	
Total Seller allowances		\$279.43
BUYER TO PAY SELLER	\$156.84	

SETTLEMENT STATEMENT

PURCHASE PRICE	\$555,500.00
LESS DEPOSIT	\$55,000.00
BALANCE OF PURCHASE PRICE	\$500,500.00
PLUS ADJUSTMENTS	\$156.84
BALANCE DUE ON SETTLEMENT	\$500,656.84

PAYMENT DIRECTIONS

The Rowe Team Agency	\$13,887.50
CLO Lawyers Pty Ltd	\$894.84
CM Keys	\$485,874.50
TOTAL	\$500,656.84

Water usage calculation

Date water paid to:	29/10/20	Reading:	1955
Date of search reading:	19/5/21	Reading:	2060

(All kL results are rounded to whole litres)

Days between readings: 202 days
 2060 kL - 1955 kL = 105 kLx ##### 105 kL

51 82

Averagedailyusage= 105 kL / 202 days = 0.5198 kL
 Days from: 29/10/20 to Settlement= 214 days
 0.519802 kLx 214 days = 105.49 kL

Adjustment:

Tier 1 Consumption and State Bulk Water Charge
 105.49 kLx \$2.64 = \$279.43

ADDITIONAL INFORMATION FOR BUYER

ADDITIONAL FUNDS NEEDED

Transfer Duty	\$18,022.50
PEXA Fee	\$100.16
Lead Legal Services Pty Ltd (LEAD Conveyancing)	\$1,389.74
Lodgement Fees	\$1,638.00

SUBTOTAL **\$21,150.40**

TOTAL FUNDS NEEDED FOR SETTLEMENT

Balance due to the seller on settlement	\$500,656.84
Additional funds needed for settlement	\$21,150.40
SUBTOTAL	\$521,807.24

FUNDS AVAILABLE FOR SETTLEMENT

Indicative funds available from loan	
Trust funds	\$523,000.00
SUBTOTAL	\$0.00

ESTIMATED TOTAL SHORTALL / SURPLUS FUNDS **\$1,192.76**

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