

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 Payable by
by Buyer 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

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
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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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