

Settlement Statement

As at: 9/06/22
Vendor: Shepherd Property Nominee Pty Limited
Purchaser: **NA Brightfields Pty Limited and others**
Property: 31 and 33 Shepherd Street, Liverpool NSW 2170

	Payable by Vendor	Payable by Purchaser
Purchase Price		\$20,000,000.00
Less Deposit		\$1,000,000.00
		\$19,000,000.00
Plus		
Council Rates (6/247485) =		
For period		\$23,145.89 pa
Adjusted as fully paid		
Purchaser allows	21 / 365 days	\$1,331.68
Council Rates (2/1266735) =		
For period		\$27,938.04 pa
Adjusted as fully paid		
Purchaser allows	21 / 365 days	\$1,607.39
Water Rates (6/247485) =		
For period		\$431.11 pq
Adjusted as fully paid		
Purchaser allows	21 / 91 days	\$99.49
Water usage =		
For period	29/04/22 to 9/06/22	
kL per day	2.35	
Amount per kL	\$2.38	
Vendor allows	(\$2.38 x 2.35kL x 42 days) 42 days	\$234.91
Sewer usage =		
For period	29/04/22 to 9/06/22	
kL per day	2.21	
Amount per kL	\$1.21	
Vendor allows	(\$1.21 x 2.21kL x 42 days) 42 days	\$112.31
Land Tax =		
For period		\$200,444.00 pa
Adjusted as fully paid		
Purchaser allows	205 / 365 days	\$112,578.14
Rental Adjustment (31 Shepherd Street) =		
For period		\$8,250.00 p/m
Adjusted as paid		
Vendor allows 21 days (9/6/2022 to 30/6/2022) at \$275 per day		\$5,775.00
Rental Adjustment (33 Shepherd Street) =		
For period		\$13,750.00 p/m
Adjusted as paid		
Purchaser allows 21 days (9/6/2022 to 30/6/2022) at \$458.33 per day		\$9,625.00
Discharge of Mortgage Registration Fee - Vendor allows		\$147.70
Vendor allows		
Total	\$15,894.92	\$19,115,616.70
Less Vendor's allowances		\$15,894.92
Balance due on settlement		\$19,099,721.78

Payment Directions

1 PEXA	\$117.92
2 TBC	\$19,099,603.86
TOTAL	\$19,099,721.78