



Date Generated: 09/06/2022

**Settlement Completion Record****Settlement Details:**

Subscriber CLS LEGAL

Subscriber Role: Proprietor on Title

Subscriber Reference: CPD:TS:4552

For sale or refinance of: 32 SHEPHERD Street LIVERPOOL NSW 2170, 31  
SHEPHERD Street LIVERPOOL NSW 2170, 31  
SHEPHERD Street LIVERPOOL NSW 2170  
2/1266735, 6/247485, 6/1110810

Land Title Reference:

Total funds settled via PEXA: \$ 20,688,877.70

Funds not included in PEXA Financial Settlement: \$ 0.00

Net Adjustments: \$ 0.00

PEXA Workspace ID: PEXA227598336

Settlement Date: 09/06/2022

**Signature(s) on Settlement Statement:**

Thomas Alexander Strong - 09/06/2022 10:44 AEST

**Signature(s) on Trust Account Debit Authorisation:**

Carolyn Patricia Deigan - 09/06/2022 10:41 AEST

**Other Workspace Participants**

Incoming Proprietor BACK SCHWARTZ VAUGHAN

Mortgagee on Title WESTPAC BANKING CORPORATION

Caveator on Title BACK SCHWARTZ VAUGHAN

**Details of Sale Price**

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AS203244	\$ 20,000,000.00	Not Specified	\$ 20,000,000.00
2	AS203245	\$ 1.00	Not Specified	\$ 1.00

**Source Financial Line Item(s)**

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA227598336 S01F	Balance of Deposit	CLS Legal Law Practice Trust Account	082057 734936481	Shepherd Property Nominee Pty Limited	CLS LEGAL	\$ 500,000.00
2	PEXA227598336 S02F	Purchaser's Equity	-	-	-	BACK SCHWARTZ VAUGHAN	\$ 20,188,877.70
					Total		\$ 20,688,877.70



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## Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA227598336 D11F	PEXA Fees	PEXA Fee Account	-	BACK SCHWARTZ VAUGHAN	\$ 49.17
2	PEXA227598336 D10F	Lodgement Fees	Lodgement Fee Account - NSW	-	BACK SCHWARTZ VAUGHAN	\$ 590.80
3	PEXA227598336 D18F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	BACK SCHWARTZ VAUGHAN	\$ 10.00
4	PEXA227598336 D14F	Vendor's Funds	T J Normoyle and G Normoyle	032379 212986	CLS LEGAL	\$ 6,000,000.00
5	PEXA227598336 D15F	Vendor's Funds	T J Normoyle and G Normoyle	032379 212994	CLS LEGAL	\$ 11,972,959.60
6	PEXA227598336 D20F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	BACK SCHWARTZ VAUGHAN	\$ 1,088,253.06
7	PEXA227598336 D13F	PEXA Fees	PEXA Fee Account	-	CLS LEGAL	\$ 252.89
8	PEXA227598336 D16F	Loan Payout	- <i>Pay out loan</i> →		WESTPAC BANKING CORPORATION	\$ 1,617,012.20
9	PEXA227598336 D12F	PEXA Fees	PEXA Fee Account	-	BACK SCHWARTZ VAUGHAN	\$ 252.89
10	PEXA227598336 D05F	Professional Fees	CLS Legal Office Account	082057 242697285	CLS LEGAL	\$ 9,497.09
				<b>Total</b>		\$ 20,688,877.70