

# SETTLEMENT STATEMENT

CPH PROPERTY PTY LTD Purchase from  
Property: 33/49-51a Mitchell Road, Brookvale

Settlement Date: **Wednesday, 04 May 2022**

Adjustment Date: **Friday, 29 April 2022**

Contract Price		\$700,000.00
Less Deposit	\$70,000.00	
Amount provided by your lender	\$418,400.10	
Stamp Duty		\$26,825.00
Government registration fees		\$443.10
Our account as attached		\$2,368.14
Council Rates \$1293.61 - Paid Period 01/07/2021 to 30/06/2022 = 365 days Purchaser pays 29/04/2022 to 30/06/2022 = 62 days		\$219.74
Water Rates \$9.77 - Paid Period 01/04/2022 to 30/06/2022 = 91 days Purchaser pays 29/04/2022 to 30/06/2022 = 62 days		\$6.66
Strata Management Fees Lot 33 \$693.00 - Paid Period 01/03/2022 to 31/05/2022 = 92 days Purchaser pays 29/04/2022 to 31/05/2022 = 32 days		\$241.04
Strata Management Fees Lot 78 \$49.50 - Paid Period 01/03/2022 to 31/05/2022 = 92 days Purchaser pays 29/04/2022 to 31/05/2022 = 32 days		\$17.22
Fee to discharge the Mortgage on Title	\$147.70	
Purchaser allows for Section 184 Certificate		\$119.90
PEXA fees		\$134.97
Amount already provided by you into our trust account	\$241,975.67	
Your lender's solicitor fee		\$76.12
Surplus funds held in our trust account as instructed		\$71.58
<b>Amount required from you to settle:</b>		<b>\$0.00</b>
<b>Totals:</b>	<b>\$730,523.47</b>	<b>\$730,523.47</b>

Prepared by Conveyancing Mona Vale on 04/05/2022  
Our Reference: 22068