

STATEMENT OF ADJUSTMENTS

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

Settlement: Wednesday, 04 May 2022		Payable by Vendor	Payable by Purchaser
Time: 2:00 PM	Contract Price		\$700,000.00
Venue: PEXA Electronic Settlement	Total Extras		\$0.00
	Total Price		\$700,000.00
	Less Deposit Paid		\$70,000.00
Adjustments as at: 29/04/22	Balance		\$630,000.00

Council Rates

For Period 01/07/2021 to 30/06/2022 - 365 days
\$1293.61 Adjusted as Paid
Purchaser allows 62 days

\$219.74

Water Rates

For Period 01/04/2022 to 30/06/2022 - 91 days
\$9.77 Adjusted as Paid
Purchaser allows 62 days

\$6.66

Strata Management Fees Lot 33

For Period 01/03/2022 to 31/05/2022 - 92 days
\$693.00 Adjusted as Paid
Purchaser allows 32 days

\$241.04

Strata Management Fees Lot 78

For Period 01/03/2022 to 31/05/2022 - 92 days
\$49.50 Adjusted as Paid
Purchaser allows 32 days

\$17.22

Fee to discharge the Mortgage on Title \$147.70

Purchaser allows for Section 184 Certificate \$119.90

Totals \$147.70 \$630,604.56

Less Amount Payable By Vendor \$147.70

AMOUNT DUE ON SETTLEMENT \$630,456.86

CHEQUES

Payee	Amount
Northern Beaches Council	\$649.04
Sydney Water	\$19.42
As the Vendor directs	\$629,788.40

Cheques Total: \$630,456.86

E. & O. E.
Prepared by Conveyancing Mona Vale on 02/05/2022