



Date Generated: 24/08/2022

## Settlement Completion Record

### Settlement Details:

Subscriber: BLAAK AND HUYNH LAWYERS  
Subscriber Role: Proprietor on Title  
Subscriber Reference: 2021/6929 Naoum Super Pty Ltd  
For sale or refinance of: Unit 52, 51 River Road, BUNDAMBA QLD 4304  
Land Title Reference: 50961598  
Total funds settled via PEXA: \$ 283,881.45  
Funds not included in PEXA Financial Settlement: \$ 0.00  
Net Adjustments: \$ 0.00  
PEXA Workspace ID: PEXA217168499  
Settlement Date: 23/12/2021

### Signature(s) on Settlement Statement:

Rachelle Huynh - 23/12/2021 12:40 AEST

### Other Workspace Participants

Incoming Mortgagee: CBA - COMMONWEALTH BANK OF AUSTRALIA  
Incoming Proprietor: THE REAL ESTATE LAWYER

### Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	721375466	\$ 278,000.00	\$ 5,000.00	\$ 273,000.00

### Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA217168499 S03I	Purchaser's Equity	-	-	-	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 123,117.45
2	PEXA217168499 S02I	Funds for Lodgement Fee	-	-	-	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 764.00
3	PEXA217168499 S01I	Loan Proceeds	-	-	-	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 160,000.00
					<b>Total</b>		\$ 283,881.45

### Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
--	----------------	----------	--------------	-----------------	-------	--------

**Destination Financial Line Item(s)**

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA217168499 D02F	Water Rates	URBAN UTILITIES (112144)	101094633400008	THE REAL ESTATE LAWYER	\$ 477.67
2	PEXA217168499 D11F	Other	Blaak and Huynh Lawyers Trust Account	063587 10639147	BLAAK AND HUYNH LAWYERS	\$ 267,236.88
3	PEXA217168499 D04F	Other	-	-	THE REAL ESTATE LAWYER	\$ 2,000.00
4	PEXA217168499 D01F	Professional Fees	-	-	THE REAL ESTATE LAWYER	\$ 1,649.00
5	PEXA217168499 D03F	Transfer Duty	THE REAL ESTATE LAWYER PTY LTD LAW PRACTICE TRUST	-	THE REAL ESTATE LAWYER	\$ 8,155.00
6	PEXA217168499 D10F	Other	BRISBANE WEST REAL ESTATE	064152 10413895	BLAAK AND HUYNH LAWYERS	\$ 1,950.00
7	PEXA217168499 D08F	Professional Fees	Blaak and Huynh Lawyers Pty Ltd	063587 10639139	BLAAK AND HUYNH LAWYERS	\$ 1,413.06
8	PEXA217168499 D06F	PEXA Fees	PEXA Fee Account	-	BLAAK AND HUYNH LAWYERS	\$ 117.92
9	PEXA217168499 D07F	PEXA Fees	PEXA Fee Account	-	THE REAL ESTATE LAWYER	\$ 117.92
10	PEXA217168499 D05F	Lodgement Fees	Lodgement Fee Account - QLD	-	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 764.00
				<b>Total</b>		\$ 283,881.45