

STATEMENT OF ADJUSTMENTS

ALURU Purchase from NAOUM SUPER PTY LTD

Property: 52/51 River Road, Bundamba

Settlement: Thursday, 23 December 2021		Payable by Vendor	Payable by Purchaser
Time: 1:00 PM	Contract Price		\$278,000.00
Venue: PEXA	Total Extras		\$0.00
	Total Price		\$278,000.00
	Less Deposit Paid		\$5,000.00
Adjustments as at: 23/12/21	Balance		\$273,000.00

Council Rates

For Period 01/10/2021 to 31/12/2021 - 92 days

\$475.95 Adjusted as Paid

Purchaser allows 8 days

\$41.39

Water Rates

For Period 09/12/2021 to 08/12/2022 - 365 days

\$827.75 Adjusted as Unpaid

Vendor allows 15 days

\$34.02

Body Corporate Fees

For Period 01/11/2021 to 31/01/2022 - 92 days

\$743.25 Adjusted as Paid

Purchaser allows 39 days

\$315.07

Body Corporate Insurance

For Period 01/11/2021 to 31/01/2022 - 92 days

\$139.08 Adjusted as Paid

Purchaser allows 39 days

\$58.96

Water Usage Adjustment - Unpaid

Average use per day = 0.36 Kilolitres @ \$4.07

Period from 26/10/2021 to 23/12/2021 = 58 days

\$83.90

Water Access and Sewerage Charges unbilled from

26/10/2021 to 09/12/2021

\$101.97

Totals	\$219.89	\$273,415.42
Less Amount Payable By Vendor		\$219.89
AMOUNT DUE ON SETTLEMENT		\$273,195.53

SETTLEMENT FUNDS DISTRIBUTION

Payee	Amount
Queensland Urban Utilities	\$477.67
Brisbane West Real Estate	\$1,950.00
The Real Estate Lawyer Law Practice Trust Account	\$2,000.00
As the Vendor directs	\$268,767.86
Total:	\$273,195.53

ADDITIONAL FUNDS DISTRIBUTION

Payee	Amount
Office of State Revenue	\$8,155.00
Queensland Titles Registry Pty Ltd	\$764.00
The Real Estate Lawyer	\$1,649.00
PEXA Settlement Fee	\$117.92
Total:	\$10,685.92

E. & O. E.

Prepared by The Real Estate Lawyer on 22/12/2021