

# SETTLEMENT STATEMENT

**MATTER:** MCDONALS AS TRUSTEE P/F A.A. ANTHONY PTY LTD - SHOP 1, 123 BLOOMFIELD STREET, CLEVELAND QLD 4163

**PROPERTY:** SHOP 1, 123 BLOOMFIELD STREET, CLEVELAND QLD 4163

**SETTLEMENT DATE:** 13 November 2017

**ADJUSTMENT DATE:** 13 November 2017

**SETTLEMENT PLACE:** McCarthy Dure Lawyers - Cleveland Office

**SETTLEMENT TIME:** 2:30pm

	Amount (\$)
CONTRACT PRICE	325,000.00
LESS DEPOSIT	32,500.00
	292,500.00
<b>PLUS COUNCIL RATES</b>	
\$555.65 paid for the quarter 01 October 2017 to 31 December 2017	
Proportion being 48/92 days	289.90
	292,789.90
<b>PLUS BODY CORPORATE FEES</b>	
\$2,007.60 paid for the period 01 September 2017 to 28 February 2018	
Proportion being 107/181 days	1,186.81
	293,976.71
<b>LESS COMMERCIAL RENT</b>	
\$2,564.64 per month paid for the month 01 November 2017 to 30 November 2017.	
Calculation based on average daily rent of \$84.32 over the year	
Proportion being 17/30 days	1,433.39
	292,543.32
<b>LESS SECURITY DEPOSIT HELD UNDER LEASE</b>	2,564.68
<b>CONTRACT BALANCE</b>	<b>\$289,978.64</b>

Payee	Amount (\$)
1. *COLVILLE JOHNSTONE LAWYERS TRUST ACCOUNT	667.46
2. McCarthy Durie Lawyers	1,180.19
3. AA Anthony Pty Ltd	288,130.99
<b>TOTAL</b>	<b>\$289,978.64</b>

## Our Requirements at Settlement

1. COLLECT NOTICE OF ATTORNMENT