

## SETTLEMENT STATEMENT

**R & S FONTI PROPERTY PTY LTD PURCHASE FROM STEADFAST BUILT PTY LIMITED  
(ATF TRUST 010) & JOHN STREET 47 PTY LIMITED (ATF JOHN STREET TRUST)  
PROPERTY: SUITE 9/47 JOHN STREET, LEICHHARDT NSW 2040**

**Settlement Date: 4/05/2021**

	<b>Payable by Vendor</b>	<b>Payable by Purchaser</b>
<b>PURCHASE PRICE</b>		\$374,000.00
<b>Plus GST</b>		\$37,400.00
<b>TOTAL PRICE</b>		\$411,400.00
<b>Less Deposit Paid</b>		\$41,140.00
<b>BALANCE</b>		\$370,260.00
<b>ADJUSTMENTS</b>		
<b>Council rates</b> 1/07/2020 - 30/06/2021 \$500.00 Treated as Paid - Purchaser allows 57 / 365 days In accordance with Special Condition 38		\$78.08
<b>Water rates</b> 1/04/2021 - 30/06/2021 \$200.00 Treated as Paid - Purchaser allows 57 / 91 days In accordance with Special Condition 38		\$125.27
<b>Land Tax</b> for 2021 \$1,200.00 Fully Paid - Purchaser allows 241 / 365 days In accordance with Special Condition 38		\$792.33
<b>Insurance premium</b> 1/04/2021 - 31/03/2022 \$13,469.21 Fully Paid - Purchaser allows 331 / 365 days Unit entitlement 22/1,000 = \$296.32		\$268.72
<b>Section 184 certificate fee</b> - Purchaser allows		\$119.90
<b>GST on adjustments</b> - (Total Purchaser Allowances \$1,384.30 less Total Vendor Allowances \$0.00 = \$1,384.30)		\$138.43
	\$0.00	\$371,782.73
Less Amount Payable by Vendor		\$0.00
<b>TOTAL DUE TO VENDOR ON SETTLEMENT</b>		<b>\$371,782.73</b>
<b>FUNDS TO BE DISTRIBUTED AT SETTLEMENT:</b>		
PEXA		\$116.60
Landerer & Company		\$907.50
Steadfast Built Pty Ltd & John Street 47 Pty Ltd		\$370,758.63
<b>Total Amount:</b>		<b>\$371,782.73</b>