

SETTLEMENT SHEET

SETTLEMENT AS AT 06 NOVEMBER 2019 AT 12PM
AT PEXA

ADJUSTMENT AS AT 06 NOVEMBER 2019

MELBOURNE FURNITURE LIQUIDATORS PTY LTD & AGENT Q PTY LTD PURCHASE FROM DA & LM
LANGMEAD

PROPERTY: LOT B, 641 DAVID STREET, ALBURY, NSW, 2640

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		377,625.00 ✓
LESS DEPOSIT		37,762.50 ✓
BALANCE PURCHASE MONEY		339,862.50 ✓
COUNCIL RATES \$3,088.32 paid for the financial year 01 July 2019 to 30 June 2020 Proportion payable by Purchaser 237/366 days ✓ <i>365 + 1</i>		✓ 1,999.81
WATER RATES \$852.45 unpaid for the period 01 November 2019 to 29 February 2020 Proportion payable by Vendor 6/121 days	42.27	
WATER USAGE (based on previous usage) 03/10/2019 - 06/11/2019 = 34 days at 0.982kL per day = 33.388kL @ 141 cents per kL Vendor allows	47.08	
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE Vendor allows	143.50	
TOTAL	\$232.85	\$341,862.31 ✓
LESS AMOUNT PAYABLE BY VENDOR		\$232.85
BALANCE ON SETTLEMENT		\$341,629.46 ✓

Payee	Amount (\$)
1. Albury City Council (Rates)	2,316.00
2. Albury City Council (Water)	1,008.10
3. PEXA	114.07
4. As directed by vendor	338,191.29
TOTAL	\$341,629.46 ✓

[Signature]
04/11/2019