



Commercial & Legal

T 08 8206 8444
F 08 8232 7745
278 Flinders Street
Adelaide SA 5000
www.commercialandlegal.com.au
ACN 141 155 437
ABN 52 141 155 437

PURCHASER'S SETTLEMENT STATEMENT & TAX INVOICE

RAMSGATE AVE CHRISTIES BEACH PTY LTD PURCHASE FROM RAMSGATE NO. 2 PTY LTD PROPERTY: 9/25 RAMSGATE AVENUE, CHRISTIES BEACH

Settlement Date: 31 January 2022

Adjustment Date: 31 January 2022

	\$	\$
Purchase Price	\$397,000.00	
Deposit Paid		\$5,000.00
Stamp Duty	\$16,180.00	
Transfer Registration Fee	\$3,435.50	
Council Rates		
For period 01/07/2021 to 30/06/2022 - 365 days		
\$1,480.31 Adjusted as paid		
Purchaser allows 155 days		
For period 27/01/2022 to 30/06/2022	\$628.62	
Water and Sewerage Rates		
For period 01/01/2022 to 31/03/2022 - 90 days		
\$142.10 Adjusted as paid		
Purchaser allows 64 days		
For period 27/01/2022 to 31/03/2022	\$99.66	
Emergency Services Levy		
For period 01/07/2021 to 30/06/2022 - 365 days		
\$107.45 Adjusted as paid		
Purchaser allows 155 days		
For period 27/01/2022 to 30/06/2022	\$45.63	
Strata/Community Maintenance		
For period 15/12/2021 to 14/03/2022 - 90 days		
\$144.00 Adjusted as paid		
Purchaser allows 47 days		
For period 27/01/2022 to 14/03/2022	\$74.17	
Credit received from Vendor for Registration of Discharge of Mortgage		\$176.00
Conveyancing Professional Fee	\$695.00	
Attendance to Letter of Nomination	\$150.00	
Attendance to Stamping of Trust Deed	\$75.00	

File Administration Fee	\$115.00	
Disbursements	\$105.41	
GST	\$114.04	
PEXA Settlement Fee (GST exclusive)	\$117.92	
Loan Funds from Liberty		\$316,528.00
Funds Held in Trust		\$97,459.00
Total due by Purchaser to settle		-\$327.05
TOTAL	\$418,835.95	\$418,835.95

E & OE.