

Statement of Adjustment

TITLESPACE

Settlement: 30 July, 2021

Adjustments as at: 30 July, 2021

Purchaser: EAMONN GERALD BARRY
Vendor: VK WICKS PROPERTY NOMINEE PTY LTD
Property Address: Unit 21 2A DUKE Street KENSINGTON NSW 2033

Adjustments

					Vendor	Purchaser
Rates	Council Rates					\$ 264.04
		\$ 391.80	From 01/07/2021	To 30/09/2021	Paid	
			Purchaser Allows 62 Days			
Water (Drainage)	Water Rates					\$ 106.01
		\$ 157.31	From 01/07/2021	To 30/09/2021	Paid	
			Purchaser Allows 62 Days			
Additional Fee/ Allowance	Discharge of Mortgage				\$ 147.70	
Owners Corporation	Strata Levies					\$ 533.45
		\$ 1,533.67	From 01/06/2021	To 31/08/2021	Paid	
			Purchaser Allows 32 Days			
					Total Adjustments	\$ 147.70
					Less Vendor's Portion	\$ 903.50
					Purchaser to Pay Vendor	\$ 147.70
						\$ 755.80

Statement of Settlement

Purchase Price	\$ 925,000.00
Less Deposit Paid	\$ 92,500.00
Balance of Purchase Price	\$ 832,500.00
Plus Adjustments	\$ 755.80
Plus GST	\$ 0.00
Amount due on Settlement	\$ 833,255.80

Payment Directions

Loan Payout	FIRST LEGAL	\$ 414,553.07
PEXA Fees	TITLESPACE	\$ 117.92
Other	FIRST LEGAL	\$ 210.40
Council Rates	RAYWARD CONVEYANCING	\$ 391.80
Professional Fees	TITLESPACE	\$ 900.93
Water Rates	RAYWARD CONVEYANCING	\$ 154.46
Vendor's Funds	TITLESPACE	\$ 416,927.22
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		\$ 833,255.80