



Ph: 08 8251 3758 Fax: 08 8251 5003
Shop 3, 985 North East Road Modbury SA 5092
PO Box 1425, Golden Grove Village SA 5125
ABN 84 978170961

Our ref: RB23366
27 August, 2021

96 McKenzie Road Pty. Ltd. (ACN: 607 143 804)
55 Parkes Road
Moss Vale NSW 2577

Adjustment statement for outgoings and income re:

**Sale of Property – 96 McKenzie Road Elizabeth Downs SA 5113
Settlement Date - 13 August 2021**

	DR	CR
Sale Price		\$215,000.00
Commission payable to Real Estate Agent - Including GST - PLEASE REFER DIRECT TO THE AGENT SHOULD YOU HAVE ANY QUERIES	\$6,450.00	
Electronic settlement fee - PEXA Platform	\$117.92	
* Conveyancer's fee for the following services: Receiving the Contract from the Agent, checking special conditions and Form 1 Statement. Perusal of transfer, preparation of settlement statement, liaising with mortgagee to arrange for the discharge of mortgage (if applicable) and attendance at settlement	\$545.00	
GST	\$54.50	
* Photo-copying, phone calls, postage, file maintenance fee, file storage and any other miscellaneous disbursements	\$133.73	
GST	\$13.37	
* Statutory Government Searches which include Property Interest Report, Council Search, Rates Certificates and Strata or Community Search (if Applicable) plus new financial year rates updates	\$390.75	
GST	\$39.08	
Updates required to obtain government charges for rates and taxes to enable to adjustment to be prepared	\$106.76	
* Preparation of Form 1 ("Cooling Off" forms)	\$200.00	
GST	\$20.00	
Council Rates due and payable to the 30th of June 2022	\$1,053.00	
Emergency Services Levy due and payable to 30th of June	\$78.35	

Statement Details Continued

2022

Water and Sewerage due and payable to the end of the quarter \$248.84

Adjustments to 26 August 2021

Council Rates \$1,406.10 p.a.
Paid to 30/06/2022
Purchaser allows Vendor 308 days \$1,186.52

Water & Sewerage \$142.10 p.q.
Paid to 30/09/2021
Purchaser allows Vendor 35 days \$54.50

Emergency Services Levy \$78.35 p.a.
Paid to 30/06/2022
Purchaser allows Vendor 308 days \$66.11

* Updates required to obtain government charges for rates and taxes to enable to adjustment to be prepared \$106.76
GST \$10.68

Cost of Water Meter Reading \$18.04

Compulsory Statutory Historical Search to be undertaken on property address via SAILIS (South Australian Integrated Land Information System) \$15.00

Payment for water usage \$112.76

LTO Fee for registration of Discharge \$176.00

Amount payable to Bank SA \$131,383.33

Amount due to Vendor after settlement \$75,033.26

* Total GST included in this Statement: \$137.63

\$216,307.13 \$216,307.13

Your statement shows the net proceeds that you will be receiving from your sale.

These proceeds will be deposited into your nominated bank account by close of business on the day of settlement.

If you have any questions feel free to contact our office.

Many thanks

Rebecca Balmer
Direct Phone: 08 8251 3758
Direct Fax: 08 8251 5003
Email: Rebecca@keyconveyancing.com.au

Please ensure that you keep a copy of this statement with your records. Due to storage and retrieval costs, a request for a duplicate of this statement 2 years after settlement date, will require a payment of a \$55.00 fee.

E. & O. E.