

## SETTLEMENT STATEMENT

Vendor: Cromer Central Pty Limited

Purchaser: Elliot Ashton Pty Limited

Property: Lot 96, 69 Middleton Road, Cromer, 2099 (Lot 96 in SP101294)

Date: Monday, 22nd June, 2020 (Contract date: 9 February, 2018)

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Contract price	132,000.00	
<b>Less:</b> Deposit paid	<u>13,200.00</u>	118,800.00
<b>Add:</b> Council rates - annual rates: \$300.00 (amount per clause 50 of the Contract) Adjusted as paid to 30th June, 2020 Purchaser allows 8/366 days	6.56	
<b>Add:</b> Land tax - annual amount: \$500.00 (amount per clause 49 of the Contract) Adjusted as paid to 31st December, 2020 Purchaser allows 192/366 days	262.30	
<b>Add:</b> Strata insurance - annual amount: \$63,422.13 Adjusted on a unit entitlement of 5/1000 and also adjusted as paid to 28th May, 2021 Purchaser allows 340/366 days	294.58	
<b>Add:</b> GST on council rates, land tax and strata insurance	56.34	
<b>Add:</b> Purchaser allows cost of s.184 Strata Certificate	<u>119.90</u>	<u>739.68</u>
		119,539.68
<b>Less:</b> Vendor allows NSW-LRS fees on discharge of mortgage		<u>143.50</u>
<b>Amount paid on Settlement</b>		<b>\$ <u><u>119,396.18</u></u></b>

## CASH STATEMENT

Vendor: Cromer Central Pty Limited

Purchaser: Elliot Ashton Pty Limited

Property: Lot 96, 69 Middleton Road, Cromer, 2099

Date: Monday, 22nd June, 2020 (Contract date: 9 February, 2018)

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Amount paid on Settlement (refer Settlement Statement)	119,396.18	
<b>Add:</b> 10% Deposit paid	<u>13,200.00</u>	132,596.18
<b>Add:</b> Revenue NSW - stamp duty on Contract and Transfer	3,130.00	
David S Clarke & Associates - legal costs & disbursements	1,793.00	
NSW-LRS - registration fees on discharge of Vendor's mortgage and on the transfer (2 x \$143.50)	287.00	
PEXA - electronic settlement fee	<u>114.07</u>	<u>5,324.07</u>
<b>Total funds required for purchase</b>		<b>\$ <u><u>137,920.25</u></u></b>

### Source of Funds:

#### Own Funds Contributed

1. Shore Commercial Property - 10% deposit paid	13,200.00
2. Revenue NSW - stamp duty paid	3,130.00
3. PEXA Source Account - balance of funds required for settlement	<u>121,590.25</u>
	<b>\$ <u><u>137,920.25</u></u></b>

# **CROMER CENTRAL PTY LIMITED ACN 613 873 591**

**As trustee for Cromer Central Unit Trust ABN: 99 621 640 639**

Suite 126,117 Old Pittwater Road, Brookvale NSW 2100

## **TAX INVOICE**

**ELLIOT ASHTON PTY LTD**  
**atf Elliot Ashton Pty Ltd Superfund ABN 25 558 434 620**

Date: 22/06/2020  
Reference: PM:23281

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**SALE OF: LOT 96/69 MIDDLETON ROAD, CROMER**

Purchase Price (excl GST)	\$120,000.00
Plus GST on the Purchase Price	\$ 12,000.00
Adjustments	\$ 563.40
Plus GST on adjustments	\$ 56.34
<b>Total</b>	<b>\$132,619.74</b>
<b><u>GST ON PRICE AND ADJUSTMENTS</u></b>	<b><u>\$12,056.34</u></b>