

SETTLEMENT ADJUSTMENT STATEMENT

A & J Buchert Superannuation Fund Purchase from 299 George Pty Ltd
Property: 299 George Street, Windsor, New South Wales 2756
Settlement: 4 April 2022
Adjustments as at: 4 April 2022

	Payable by Vendor	Payable by Purchaser
Purchase Price		\$2,500,000.00
Less Deposit		<u>\$250,000.00</u>
Balance		\$2,250,000.00
Current Council Rates		\$2,140.97
For Period 01/04/2022 to 30/06/2022 - 91 days		
\$2,246.00 Adjusted as Paid		
Purchaser allows 87 days		
For period 04/04/2022 to 30/06/2022		
Current Water/Sewerage Rates		\$18.25
For Period 01/04/2022 to 30/06/2022 - 91 days		
\$19.09 Adjusted as Paid		
Purchaser allows 87 days		
For period 04/04/2022 to 30/06/2022		
Water Usage	\$13.69	
Last meter reading 22/12/2021		
Daily Average = 0.23 kL at \$2.38		
Vendor allows 25 days		
For period 10/03/2021 to 04/04/2022		
(reading date already billed)		
Rent	\$5,470.38	
Vendor allows 26 days for period		
04/04/2022 to 30/04/2022 at \$6,311.98 per month		
Vendor allows discharge of mortgage	\$147.70	
TOTALS	\$5,631.77	\$2,252,159.22
Less Amount Payable by Vendor		\$5,631.77
Amount due on Settlement		\$2,246,527.45

Directions for settlement:	
Contract balance:	\$2,246,527.45
PLUS Pexa online settlement fee:	\$149.82
PLUS LRS NSW registration fee	\$443.10
PLUS RevenueNSW – stamp duty	\$122,395.00
PLUS Amy Taylor Legal – costs and disbursements	<u>\$6,252.47</u>
LESS Available Loan funds:	<u>\$1,978,001.00</u>
Shortfall funds required from you:	<u>\$397,771.84</u>

