

JP:21154
1 September 2021

G Francis SMSF Pty Ltd
22 Isla Court
MAWSON LAKES SA 5095



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SETTLEMENT STATEMENT

Tax invoice in respect of items marked with '*'
ABN: 60 643 101 080

Purchase of: 11A Metro Parade, Mawson Lakes
Anticipated Settlement Date: 3 September 2021
Adjustment Date: 2 September 2021

Description	Debit	Credit
Purchase Price	\$295,000.00	
Deposit Paid		\$500.00
 Council Rates \$1,351.90 per annum Adjusted as paid to 30/06/2022 - 365 days Purchaser allows 301 days For period 3/09/2021 to 30/06/2022	 \$1,114.85	
 Water & Sewerage \$142.30 per quarter (annual basis) Adjusted as paid to 30/09/2021 Purchaser allows 28 days For period 3/09/2021 to 30/09/2021	 \$43.60	
 Emergency Services Levy \$340.05 per annum Adjusted as paid to 30/06/2022 - 365 days Purchaser allows 301 days For period 3/09/2021 to 30/06/2022	 \$280.42	
 Strata/Community Maintenance \$156.41 per annum Adjusted as paid to 30/09/2021 - 92 days Purchaser allows 28 days For period 3/09/2021 to 30/09/2021	 \$47.99	
 Rent paid to Vendor \$1,250.00 per month Adjusted as paid to 31/08/2021 - 31 days Purchaser allows -2 days For period 3/09/2021 to 31/08/2021	 \$82.19	
 Operating Expenses paid to Vendor \$306.16 per month Adjusted as paid to 31/08/2021 - 31 days Purchaser allows -2 days For period 3/09/2021 to 31/08/2021	 \$20.13	
 Preparation of Lease - Payable to Cornerstone Conveyancing	\$330.00	
 Shared costs searches, Form 1 and Contract preparation fees - Payable to Cornerstone Conveyancing	\$656.57	
 Stamp Duty on Transfer (Qualifying Land)	\$0.00	
Transfer Registration Fee	\$2,540.50	
 * Conveyancing Fee	\$600.00	
GST	\$60.00	
 Discharge of Mortgage Registration Fee	\$176.00	
Credit Discharge of Mortgage Registration Fee		\$176.00
PEXA Electronic Settlement Fee	\$117.92	
 Funds Required from Client		\$300,394.17
 * Total GST included in this Statement: \$60.00	\$301,070.17	\$301,070.17

Please keep this statement for future reference. Any requests for a duplicate of this statement made more than 12 months after settlement, may incur a fee for retrieval costs.