

SETTLEMENT STATEMENT

MATTER: NEIL ALEXANDER MULLER ATF THE N & K MULLER SUPER PROPERTY TR
PURCHASE FROM WORKNLEARN PTY LTD ATF K N & R A BARTLETT FAMI
TRUST

PROPERTY: 15-17 KABI CIRCUIT, DECEPTION BAY

SETTLEMENT DATE: 20 DECEMBER 2013

ADJUSTMENT DATE: 20 DECEMBER 2013

SETTLEMENT PLACE: DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT, LEVEL
11/53 ALBERT STREET, BR

SETTLEMENT TIME: 2:00PM

	Amount (\$)
CONTRACT PRICE	\$1,350,000.00
LESS DEPOSIT	-
	\$ 0.00
	\$1,350,000.00
Less Sellers Release of Mortgage Fee	-
	\$157.40
	\$1,349,842.60
PLUS COUNCIL RATES	
For Period 1/10/2013 to 31/12/2013 = 92 days \$1208.80 Adjusted as Paid Buyer allows 11 days For period 20/12/2013 to 31/12/2013	+
	\$144.53
	\$1,349,987.13
LESS WATER ACCESS	
For Period 11/09/2013 to 10/12/2013 = 91 days \$87.75 Unpaid Seller allows 101 days For period 11/09/2013 to 20/12/2013	-
	\$97.39
	\$1,349,889.74
LESS WATER USAGE - Recycled	
For period 10/09/2013 to 20/12/2013 = 101 days Last meter reading 10/09/2013 Average Daily usage = 0.08kL/day Water usage amount = 8.08 kilolitres over 101 days Seller allows 101 days	-
	\$10.50
	\$1,349,879.24
LESS WATER USAGE	
For period 10/09/2013 to 20/12/2013 = 101 days Last meter reading 10/09/2013 Average Daily usage = 0.091kL/day Water usage amount = 9.191 kilolitres over 101 days Seller allows 101 days	-
	\$1.65
	\$1,349,877.59
LESS SEWERAGE ACCESS - 6 PEDESTALS	
For Period 11/09/2013 to 10/12/2013 = 91 days \$1146.60 Unpaid Seller allows 101 days For period 11/09/2013 to 20/12/2013	-
	\$1,272.60
CONTRACT BALANCE	= <u>\$1,348,604.99</u>

CHEQUE DETAILS

Amount (\$)

Bank or Trust Cheque	Commissioner of State Revenue		\$2,810.00
Bank or Trust Cheque	Mohr Keddy Lawyers		\$2,300.00
Bank Cheque	Bendigo and Adelaide Bank Limited cr/ac Worknlearn Pty Ltd	+	<u>\$1,343,494.99</u>
		TOTAL	<u><u>\$1,348,604.99</u></u>

MATTER:	NEIL ALEXANDER MULLER ATF THE N & K MULLER SUPER PROPERTY TRUST
PROPERTY:	15-17 KABI CIRCUIT, DECEPTION BAY
SETTLEMENT DATE:	20 DECEMBER 2013

DOCUMENTS REQUIRED AT SETTLEMENT

1
2
3
4

ADDITIONAL INFORMATION

FUNDS REQUIRED FOR SETTLEMENT	Amount (\$)
CONTRACT BALANCE	\$1,348,604.99
Plus Bank Cheque Fees - 4 @ \$5.00 each	+ _____
TOTAL AMOUNT REQUIRED FOR SETTLEMENT	<u>\$1,348,604.99</u>
Less Amount Available from Financier	\$0.00
Less Amount from Client (balance of funds)	+ \$ 0.00
	<u>= \$0.00</u>
