

YT LEGAL

PURCHASER'S SETTLEMENT STATEMENT

Purchaser: Christopher Pace Pty Ltd as trustee for the Pacey's Plan B Super Fund
Vendor: John Maxwell Hissey
Property: 13 Flinders Highway, Port Kenny SA 5671
Title Reference: The Whole of the Land Comprised in Certificate of Title Volume 5635 Folio 271

Settlement Date: 31/05/2022

		DR \$	CR \$
Purchase Price		\$ 145,000.00	
Less Deposit paid			\$ 2,000.00
Cost of searches and document preparation due to Vendor		\$ 2,373.42	
Adjustment of Rates & Taxes			
Council Rates (pa)	\$ 1,240.58		
Paid to 30/06/2022			
Purchaser's share (days)	31	\$ 105.36	
SA Water rates (Not rateable)	\$ -		
Paid to 30/06/2022			
Purchaser's share (days)		\$ -	
Emergency Services Levy (pa)	\$ 60.65		
Paid to 30/06/2022			
Purchaser's share (days)	31	\$ 5.15	
Credit from Vendor for LTO Registration fee on Discharge of Mortgage			\$ 176.00
Fees and Charges			
LTO Registration fee on Discharge of Mortgage		\$ 176.00	
LTO Registration fee on Transfer		\$ 1,198.00	
Stamp Duty fee on Transfer		\$ 4,630.00	
Conveyancing fee (Incl GST)		\$ 990.00	
PEXA Fees (paid via PEXA)		\$ 117.92	
Funds due by Purchaser to complete settlement		\$ 152,419.85	
		\$ 154,595.85	\$ 154,595.85

E&OE
17-May-22