

# 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	
<b>Adjustment of Rates &amp; Taxes</b>		
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
<b>Fees and Charges</b>		
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	
<b>Funds due by Purchaser to complete settlement</b>	<b>\$ 152,419.85</b>	
	<b>\$ 154,595.85</b>	<b>\$ 154,595.85</b>

E&OE

17-May-22