

Settlement Statement

Buyer: Annette Karen Dias and Jose Manuel Dos Santos as trustee
 Buyers Financier: N/A
 Seller: Luke Francis George
 Sellers Solicitors: P M Lee & Co
 Property At: 1/210 Queensport Road North, Murarrie
 Place of Settlement: FMS Brisbane
 Date & Time Settlement: 22 August 2019 @ 2:30 p.m.

Calculations

Sale Price	\$1,380,000.00	Purchase Price
Less Deposit Paid	\$ 75,000.00	
	<u>\$1,305,000.00</u>	
Less Mortgage Release fees	\$ 192.00	
	<u>\$1,304,808.00</u>	
Plus Rates Adjustment – (01/07/2019 to 30/09/2019) \$1,156.71 x 39 days /92 days	\$ 490.35	
	<u>\$1,305,298.35</u>	
Plus Sewerage & Pedestal Access Adjustment – (01/07/2019 to 30/09/2019) -\$283.50 x 39 days /92 days	\$ 120.18	
	<u>\$1,305,418.53</u>	
Less Water Consumption Adjustment – (01/05/2019 to 02/08/2019)- Meter CDA00467	\$ 11.24	
(02/08/2019 to 22/08/2019) 20 days x 0.32KL @ \$4.476	\$ 28.64	
	<u>\$1,305,378.65</u>	
Less Water Access Charges (01/07/2019 to 30/09/2019) \$58.77 x 51 days/92 days	\$ 32.58	
	<u>\$1,305,346.07</u>	
Plus Body Corporate Adjustment (01/06/2019 to 30/09/2019) \$2,083.20 x 39 days/122 days	\$ 665.95	
	<u>\$1,306,012.02</u>	
Less Rent Adjustment (01/08/2019 to 31/08/2019) \$5,781.00 x 9 days/31 days	\$ 1,678.35	
	<u>\$1,304,333.67</u>	
Less Bond	\$ 25,437.50	
BALANCE PURCHASE PRICE	<u>\$1,278,896.17</u>	

payable by Bank Cheque from Buyer's Financier:

1. Brisbane City Council	\$ 1,162.91
2. Queensland Urban Utilities	\$ 1,073.92
3. P M Lee and Co	\$ 9,500.00
4. Suncorp Metway	<u>\$1,267,159.34</u>
	<u>\$1,278,896.17</u>

in exchange for the following delivered to Buyer's Financier:

1. Stamped Transfer and Form 24
2. Release Mortgage No. 713215857

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41619794

Search Date: 08/07/2022 11:21

Title Reference: 50629162

Date Created: 05/10/2006

Previous Title: 50487226

REGISTERED OWNER

Dealing No: 719581033 23/08/2019

ANNETTE KAREN DIAS JOSE MANUEL DOS SANTOS TRUSTEE UNDER INSTRUMENT 719581033
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ESTATE AND LAND

Estate in Fee Simple

LOT 1	SURVEY PLAN 186175 Local Government: BRISBANE CITY COMMUNITY MANAGEMENT STATEMENT 35941
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EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11157132 (POR 15)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX