

SETTLEMENT STATEMENT

Matter: Agashe & Herleker Purchase From Castley / 55 Willard Rd, CAPALABA QLD 4157 (2200428)

Property: 55 Willard Rd, Capalaba QLD 4157

Adjustment Date: 29 March 2022

Settlement Date: 29 March 2022

Settlement Place: PEXA

Settlement Time: 2.00PM

	Amount (\$)
Contract Price	680,000.00
Less Deposit	25,000.00

	655,000.00
Less Release Fees Vendor allows 1 x Discharge of Mortgage @ \$197	197.00

	654,803.00
Plus Council Rates	
\$878.61 for the period 01 January 2022 to 31 March 2022	19.52
Proportion being 2 / 90 days	

	654,822.52
Less Water Usage	
(see calculation following)	219.67

	654,602.85
Less Read but Unbilled Water Charges	258.62

	654,344.23
CONTRACT BALANCE	\$654,344.23

ADDITIONAL REQUIREMENTS AT SETTLEMENT

Balance at Settlement	654,344.23
Plus DAVID COLWELL LAWYERS	1,278.28
Plus PEXA	117.92
Plus STAMP DUTY (INVESTMENT)	23,625.00
Plus TITLES FEES	2,441.00

TOTAL	\$681,806.43
PAYEE	
1. AS DIRECTED BY SELLER	654,344.23

TOTAL	\$654,344.23

(unallocated: \$0.00)

OUR REQUIREMENTS AT SETTLEMENT

1. FUNDS AVAILABLE FROM HOME LOAN - \$543,959.10
2. FUNDS REQUIRED FROM OFFSET ACCOUNT 8370 - \$138,105.95

WATER USAGE CALCULATION

Date water paid to: 18 January 2022

Reading : 502kL

Date of search reading: 07 March 2022

Reading : 541kL

Average daily usage	Charge per kL –
Days between readings: 48	\$.629 for first 56.910kL
$541\text{kL} - 502\text{kL} = 39\text{kL} / 48 = 0.813\text{kl}$	\$0 for the next 0kL
Days from date paid to settlement = 70	\$0 for the balance
$0.813\text{kL} \times 70\text{days} = 56.910\text{kL}$	Bulk water \$3.231
<i>(All kL results are rounded to whole litres ie 3 decimal places)</i>	

Water Adjustment

Tier 1	$56.910\text{kL} \times \$.629$	\$35.80
Tier 2	$0\text{kL} \times \$0$	0.00
Balance	$0.000\text{kL} \times \$0$	0.00
Bulk water	$56.910\text{kL} \times \$3.231$	183.88

		\$219.67

Prepared By: David Colwell Lawyers Pty Ltd
Date & Time: 29-03-2022 09:15AM