

Settlement Adjustment Sheet

Adjustment Date: 13 May 2019

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$835,000.00
Less Deposit Paid		\$83,500.00
Balance		\$751,500.00

Council Rates

For period 1/07/2018 to 30/06/2019 - 365 days

\$5,473.98 Adjusted as Paid

Purchaser allows 48 days

For Period 13/05/2019 to 30/06/2019

\$719.87

Water & Sewerage Rates

For period 1/03/2019 to 30/06/2019 - 122 days

\$466.16 Adjusted as Paid

Purchaser allows 48 days

For Period 13/05/2019 to 30/06/2019

\$183.41

Water Usage

Last meter reading 12/02/2019

Daily average = 0.47kL

42.30kL calculated at \$2.91/kL = \$123.09

Vendor allows 90 days (42.30kL)

For period 12/02/2019 to 13/05/2019

\$123.09

Rent Paid - May 2019

For period 1/05/2019 to 31/05/2019 - 31 days

\$5,871.87 Paid

Purchaser allows 18 days

For Period 13/05/2019 to 31/05/2019

\$3,409.47

Totals

\$3,532.56

\$752,403.28

Less Amount Payable by Vendor

\$3,532.56

AMOUNT DUE ON SETTLEMENT

\$748,870.72

TAX INVOICE / ACCOUNT SALE

Company Name Bill Knaggs Real Estate
Trading Name Bill Knaggs Real Estate
Address 14 Market St, Fingal Bay
 NSW 2315
ABN 94247920484

Nindent Pty Ltd
 PO Box 485
 NELSON BAY NSW 2315

Date 13/05/2019
Invoice Number 1P0366-1
Release Type Settlement

Listing Summary

Property Address	132 George Road Salamander Bay, NSW 2317	Listing Type	Sale
Sold Price	\$835,000.00	Agreed Deposit	\$83,500.00
Vendor	Nindent Pty Ltd		
Buyer	La & V Holdings Pty Ltd As Trustee For The Lodovico Concato Family Trust		

Expenses

	GST	Including GST
Commission Due	\$1,670.00	\$18,370.00
Marketing Due	\$41.82	\$460.00
Miscellaneous	\$0.00	\$0.00
Total Expenses	\$1,711.82	\$18,830.00

Balances

Total Held in Trust	\$83,500.00
Less Expenses Due from Trust	\$18,830.00
Outstanding Balance Due	\$0.00
Balance to Payee	\$64,670.00

Payment Method Direct Deposit