



GRASIC LAWYERS

Elizabeth Meiklejohn

Legal Practitioner Directors:

Joe Grasic | B.Bus (Banking & Finance), LL.B.

Steven Grasic | B.Com., LL.B.

Our Ref: JG:RR:21-4292

Direct Email: joe@grasiclaw.com.au

Your Ref:

8 July 2021

Ms J.N. Pringle
12 Hannah Circuit
MANLY WEST QLD 4179

Proof that Judith sold her PPR
and the dates

Dear Judith

RE: Pringle Sale to Botega Property Burleigh Pty Ltd
Property: 93 Lytton Road, Bulimba

We confirm that settlement of this transaction was effected on 7 July 2021. The final settlement figure of \$1,352,334.65 was calculated in accordance with the **enclosed** Settlement Statement.

Notifications of change of ownership will be sent to the Council and the appropriate government departments.

We have advised the real estate agents of settlement and have requested them to account directly to you for the balance deposit less their commission.

As our work for you in this matter has now been completed, we take this opportunity to enclose our tax invoice.

Thank you for your instructions.

Yours faithfully

Grasic Lawyers

Per: Joe Grasic

Encl.

Liability limited by a scheme approved under professional standards legislation

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SETTLEMENT STATEMENT

Matter No: 21-4292
Re: Pringle Sale to Botega Property Burleigh Pty Ltd
Property: 93 Lytton Road, Bulimba, Queensland 4171

Settlement Date: 7 July, 2021
Adjustment Date: 7 July, 2021
Contract Date: 6 May, 2021
Settlement Place: PEXA
Settlement Time: 1:00PM

Contract Price	\$1,402,000.00
Less Deposit	<u>50,000.00</u>
	\$1,352,000.00
Plus Rates (adjusted as paid for 1/07/2021 to 30/09/2021)	
<u>\$569.75 x 85 days</u>	
92 days	<u>526.40</u>
	\$1,352,526.40
Less Water Access Charge (\$0.637151 per day for 13/04/2021 to 07/07/2021)	<u>\$54.80</u>
	\$1,352,471.60
Less Sewerage Charge (\$1.533699 per day for 13/04/2021 to 07/07/2021)	<u>\$131.90</u>
	\$1,352,339.70
Less Water Usage for 13/04/2021 to 18/06/2021	<u>3.93</u>
	\$1,352,335.77
Less Water Usage for 18/06/2021 to 07/07/2021 (19 days x \$3.94/kL x 0.015kL/day)	<u>1.12</u>
	\$1,352,334.65
BALANCE AT SETTLEMENT	<u>\$1,352,334.65</u>

CHEQUE DETAILS

1. PEXA	<u>\$117.92</u>
2. Brisbane City Council	<u>\$569.75</u>
3. Vendor's Funds	<u>\$1,351,646.98</u>

CHEQUES TOTAL **\$1,352,334.65**