

MILLER SOCKHILL LAWYERS
ESTIMATED SETTLEMENT STATEMENT

Dated: 19 December 2022

FILE NO: 23138
PREPARED FOR: Turtles Super Property Pty Ltd as trustee
MATTER: Purchase from Professional Developments Pty Ltd as trustee
PROPERTY: 1, 2 Page Street, 2 Page Street, Kunda Park
SETTLEMENT DATE: 20 December 2022
ADJUSTMENT DATE: 20 December 2022

	DEBIT	CREDIT
Purchase Price	\$534,000.00	
Less: Deposit paid		\$53,400.00
Plus: PEXA Settlement Fee	\$123.97	
Plus: Estimated Land Tax Adjustment	\$414.62	
Plus: Estimated Body Corporate Levies Adjustment	\$480.24	
Plus: Estimated Body Corporate Insurance Adjustment	\$1,054.98	
Plus: GST	\$53,594.98	
Plus: Legal Fees	\$1,320.00	
Plus: Transfer Duty payable to Commissioner of Stamp Duties	\$19,467.00	
Less: Release fee on Sellers mortgage		\$208.83
Plus: Titles Office Registration Fees payable to Titles Registry	\$2,234.51	
Plus: Estimated Outlays		
Less: Funds received from you and held in our trust account		\$600.00
Less: Amount to be advanced by your financier at settlement (please check this amount with your Banker as this amount may be less any loan/bank fees)		\$TBA
Less: Estimated Balance Settlement monies to be paid by you prior to settlement		\$558,481.47
TOTALS	\$612,690.30	\$612,690.30