

**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	
<b>Less:</b> Deposit paid		\$53,400.00
<b>Plus:</b> PEXA Settlement Fee	\$123.97	
<b>Plus:</b> Estimated Land Tax Adjustment	\$414.62	
<b>Plus:</b> Estimated Body Corporate Levies Adjustment	\$480.24	
<b>Plus:</b> Estimated Body Corporate Insurance Adjustment	\$1,054.98	
<b>Plus:</b> GST	\$53,594.98	
<b>Plus:</b> Legal Fees	\$1,320.00	
<b>Plus:</b> Transfer Duty payable to Commissioner of Stamp Duties	\$19,467.00	
<b>Less:</b> Release fee on Sellers mortgage		\$208.83
<b>Plus:</b> Titles Office Registration Fees payable to Titles Registry	\$2,234.51	
<b>Plus:</b> Estimated Outlays		
<b>Less:</b> Funds received from you and held in our trust account		\$600.00
<b>Less:</b> 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
<b>Less:</b> Estimated Balance Settlement monies to be paid by you prior to settlement		\$558,481.47
<b>TOTALS</b>	<b>\$612,690.30</b>	<b>\$612,690.30</b>