

TO BE VIEWED AS A GUIDE ONLY

VENDOR'S SETTLEMENT STATEMENT & TAX INVOICE

VENDOR - SALE TO PURCHASER

PROPERTY: 101 – 107 GRENFELL STREET, ADELAIDE SA 5000

mayfair
conveyancing

ABN 87 297 932 909

Settlement Date: 31 August 2015

	<u>\$DB</u>	<u>\$CR</u>
Purchase Price		\$580,000.00
Deposit Paid to <u>Agent's Trust Account</u>	\$10,000.00	
<u>To: Agent</u> (Commission)	\$14,500.00	
<u>To: Agent</u> (Marketing)	\$1,987.00	
<u>STATUTORY GOVERNMENT SEARCHES</u>		
*Property Interest Report, Urgent Council Search, Agreement & Encumbrance Information, Council Rate Update, SA Water Certificate of Charges & Special Meter Reading	\$459.42	
*Property Interest Report, Non-Urgent Council Search, Agreement & Encumbrance Information shared cost received from Purchaser		\$215.19
Amount held pending receipt of Special Meter Reading	\$500.00	
<u>*To: Mayfair Conveyancing</u> Professional Fee for checking Contract & Form One, Appropriate Statutory Searching, Preparing Documentation, Verification of Identity, Liaising with Conveyancers/Solicitors/Lenders, Requesting Funds, Booking Settlement, Final Checks and Attendance to Settlement.	\$654.50	
*File Disbursement Fee	\$148.50	
<u>To: Local Council</u> - Rates due and payable	\$2,000.09	
<u>To: RevenueSA</u> - Emergency Services Levy	\$298.90	
<u>To: SA Water</u> - Water Rates, Sewerage Rates & Save the River Murray Levy due & Payable	\$223.28	
Amount outstanding under Mortgage to <u>(MORTGAGEE)</u>	\$400,000.00	
<u>To: Lands Titles Office</u> - Discharge of Mortgage Registration Fee	\$155.00	

Offset Deposit paid to <u>Agent's Trust Account</u>		\$10,000.00
<u>ADJUSTMENTS</u>		
Council Rates		
For period 01/07/2015 to 30/06/2016 - 366 days		
\$2,000.09 Adjusted as paid		
Purchaser allows 305 days		
For period 31/08/2015 to 30/06/2016		\$1,666.74
Emergency Services Levy		
For period 01/07/2015 to 30/06/2016 - 366 days		
\$298.90 Adjusted as paid		
Purchaser allows 305 days		
For period 31/08/2015 to 30/06/2016		\$249.08
Water, Sewerage Rates & Save the River Murray Levy		
For period 01/07/2015 to 30/09/2015 - 92 days		
\$223.28 Adjusted as paid		
Purchaser allows 31 days		
For period 31/08/2015 to 30/09/2015		\$75.24
Balance available at settlement	\$161,384.06	
TOTAL	\$592,206.25	\$592,206.25

Please draw CHEQUE(S) at settlement from Mayfair Conveyancing Trust Account as follows:

Local Council	\$2,000.09
RevenueSA	\$298.90
SAWater	\$223.28
Agent Commission (Balance)	\$6,487.00
Mayfair Conveyancing (Fees, Disbursements & Searches)	\$1,262.42
SAWater - Usage	\$400.00
Total	\$10,671.69

E & O E *Total GST included in this Invoice is \$114.77