

Statement of Adjustment

NADEEM LAWYERS

Settlement: 18 March, 2022

Adjustments as at: 18 March, 2022

Purchaser: MMA BUILDERS PTY LTD
Vendor: RODNEY COLIN FORREST, MICHELLE MARY FORREST
Property Address: 24 PARK Road EAST HILLS NSW 2213

Adjustments

					Vendor	Purchaser
Rates	Council Rates					\$ 576.48
	\$ 2,023.23	From 01/07/2021	To 30/06/2022	Paid		
		Purchaser Allows 104 Days				
Water (Services)	Water Rates					\$ 21.34
	\$ 147.71	From 01/01/2022	To 31/03/2022	Paid		
		Purchaser Allows 13 Days				
Additional Fee/ Allowance	Water Usage 0.43kl/day @ \$2.38/kl @ 31 days				\$ 31.73	
Additional Fee/ Allowance	Vendor allows for Discharge of Mortgage				\$ 147.70	
Total Adjustments					\$ 179.43	\$ 597.82
Less Vendor's Portion						\$ 179.43
Purchaser to Pay Vendor						\$ 418.39

Statement of Settlement

Purchase Price	\$ 1,260,000.00
Less Deposit Paid	\$ 63,000.00
Balance of Purchase Price	\$ 1,197,000.00
Plus Adjustments	\$ 418.39
Plus GST	\$ 0.00
Amount due on Settlement	\$ 1,197,418.39

Payment Directions

Vendor Destination Line Items

Vendor's Funds	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 716,601.38
Loan Payout	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 210,058.51
Council Rates	NADEEM LAWYERS	\$ 505.00
Professional Fees	COLIN DALEY QUINN	\$ 1,060.63
PEXA Fees	COLIN DALEY QUINN	\$ 117.92
Loan Payout	CBA - COMMONWEALTH BANK OF AUSTRALIA	\$ 269,074.95
		\$ 1,197,418.39

Purchaser Destination Line Items

Professional Fees	NADEEM LAWYERS	\$ 1,680.00
Stamp Duty Disbursement	NADEEM LAWYERS	\$ 54,090.58
Lodgement Fees	NATIONAL AUSTRALIA BANK LIMITED	\$ 443.10
PEXA Fees	NADEEM LAWYERS	\$ 117.92
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		\$ 56,331.60