

SETTLEMENT ADJUSTMENT STATEMENT

A & A Holdings (NSW) Pty Limited Sale to Phillip Holdings NSW Pty Ltd
Property: 9 Phillip Street, Panania NSW 2213

Settlement: 11 April 2025
Adjustments as at: 11 April 2025

	Payable by Vendor	Payable by Purchaser
Purchase Price (inc GST)		\$1,575,000.00
Less Deposit		\$157,500.00
Balance		\$1,417,500.00
Current Council Rates For Period 01/07/2024 to 30/06/2025 - 365 days \$2,869.52 Adjusted as Paid Purchaser allows 80 days For period 11/04/2025 to 30/06/2025		\$628.94
Current Water/Sewerage Rates For Period 01/04/2025 to 30/06/2025 - 91 days \$170.90 Adjusted as Paid Purchaser allows 80 days For period 11/04/2025 to 30/06/2025		\$150.24
Water Usage Last meter reading 10/02/2025 Daily Average = 0.66 kL at \$2.6700 Vendor allows 60 days For period 10/02/2025 to 11/04/2025 (reading date already billed)	\$105.73	
Vendor allows for Discharge of Mortgage	\$171.70	
TOTALS	\$277.43	\$1,418,279.18
Less Amount Payable by Vendor		\$277.43
	Amount due on Settlement	\$1,418,001.75

Settlement Directions

PEXA fees	\$137.39
Canterbury Bankstown Council	\$1,442.02
Sydney Water	\$170.90
Vendor balance TBA	\$1,416,251.44
TOTAL:	\$1,418,001.75

