

WESTLEY DIGIORGIO NORCOCK

Solicitors and Conveyancers
South Australia & Victoria
ABN: 54 612 239 755

90 Ormerod Street Naracoorte
PO Box 1265 Naracoorte S.A. 5271

T | 08 8762 3600
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STATEMENT

4 February, 2025

Mr. & Mrs. T.M. Wardle
PO Box 513
STIRLING. S.A. 5152

Settlement 5th February, 2025

BY:	Sale price of Unit 103, 506 Seaview Road, Henley Beach South Australia	\$1,145,000-00
BY;	Purchase price of chattels as viewed	\$70,000-00
BY	Purchasers' proportion of rates 5/2/2025 to 30/6/2025: 146/365 days	
	Council \$2,272.10pa	\$908-84
	Emergency levy \$ 209-25pa	\$83-70
BY;	Purchasers' proportion of S.A. Water \$998.60pa 5/2/2025 to 31/3/2025 : 55/365 days	\$150-48
BY;	Purchasers' proportion of Community Corporation 5/2/2025 to 31/3/2025 : 55/90 days	
	Admin fund levy \$ 766.00pq	\$468-12
	Sinking fund levy \$ 114-90pq	\$70-22
TO;	PEXA settlement fee	\$137-39
TO	Council rates- balance to 30/6/2025	\$568-10
TO;	Retained – special water reading ordered Balance not required to be refunded	\$400-00
TO;	Professional fees to agent	\$19,360-00
TO;	Solicitors' charges as attached	\$1,800-00
	G.S.T. @ 10%	\$180-00
TO;	Form 1 Council, Property Interest and Corporation Search fees	\$680-00
TO;	Special water reading – search fees	\$29-75
TO:	Balance due to you at settlement	\$1,193,526-12
		<u>\$1216,681-36</u>
		<u>\$1,216,681-36</u>

Please keep this statement for future reference. Any requests for a duplicate of this statement made more than 12 months after settlement, may incur a fee for retrieval costs.

TAX INVOICE



ABN: 60625942510

Harcourts Lifestyle Sales
341b Seaview Road
HENLEY BEACH 5022 SA

3rd Feb 2025

To:

Westley DiGiorgia Norcock Solicitors & Conveyancers
90 Ormerod Street
NARACORTE SA 5271

SALE: 103 / 506 Seaview Road HENLEY BEACH SA
VENDOR: Trevor Wardle
PURCHASER: Deb Falvey

Summary

Sale Price	\$1,145,000.00
Agreed Deposit	\$50,000.00
Agreed Marketing (VPA)	\$4,780.00 (inc GST)
Marketing Balance Owing	\$4,780.00 (inc GST)
Agreed Office Commission (inc GST)	\$14,580.00
GST included in Commission	\$1,325.45
Additional Fees to Vendor	\$4,780.00

Finalised Breakdown

Total Deposit Received	\$50,000.00
Deposit Remaining in Trust	\$50,000.00
- Commission	\$14,580.00
- Marketing Balance	\$4,780.00 (inc GST)

Balance due to our office at settlement \$0.00

Balance to Conveyancer \$30,640.00

Please pay to

Lifestyl+ Plus (SA) Pty Ltd

BSB: 105 144

ACC: 048 760 040

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4 February, 2025

Mr. & Mrs. T.M. Wardle
PO Box 513
STIRLING. S.A. 5152

Settlement 5th February, 2025

TO:	Solicitor's conveyancing charges	\$1,350-00
TO;	Preparation of form 1	\$450-00
TO:	GST @ 10%:	\$180-00
TOTAL:		<u>\$1,980-00</u>

Total amount of G.S.T. paid on fees and charges is \$180-00

**PLEASE DO NOT PAY
THIS AMOUNT IS INCLUDED IN THE ABOVE SETTLEMENT
STATEMENT.**

Notification of client's rights (regulation 63)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:-

requesting an itemised bill | discussing your concerns with us | having our costs adjudicated | applying to set aside our costs agreement |
making a complaint to the Legal Profession Conduct Commissioner (if you believe there has been overcharging)

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or
obtain it from the Law Society of South Australia (or download it from their website).

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CLIENT TRUST ACCOUNT AUTHORITY

4 February, 2025

TO: **WESTLEY DIGIORGIO NORCOCK SOLICITORS & CONVEYANCERS**

RE: Sale of 103/506 Seaview Road, Henley Beach SA

I / WE HEREBY AUTHORISE AND DIRECT:

Westley Norcock Pty Ltd Law Practice Trust Account trading as Westley DiGiorgio Norcock Solicitors to act on our behalf in this matter and:

- (a) to deposit funds into the Westley Norcock Pty Ltd Law Practice Trust Account on our behalf;
- (b) to draw the appropriate funds from your Trust Account on account of your costs and disbursements in this matter (in accordance with the tax invoice or statement you have been supplied with);
- (c) I authorise Westley DiGiorgio Norcock to make payments from the Westley Norcock Pty Ltd Law Practice Trust Account as detailed in the **attached settlement statement**.

Signed by the vendor(s):

Date

VENDOR'S ACCOUNT DETAILS:-

ACCOUNT NAME: _____

BANK: _____

BSB: _____

ACCOUNT NUMBER: _____