

# 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

7 September, 2021

**Mr & Mrs T.M. Wardle**  
**9 Braeside Road,**  
**STIRLING SA 5152**

Settlement due: 13.09.2021

TO;	Purchase price of 103 / 506 Seaview Road, Henley Beach SA 5022	\$837,500.00	
TO;	Purchasers' proportion of rates 13/09/2021 to 30/6/2022: 291 /365 days Council rates: \$2,736.05	\$1,765.85	
(3.83%)	Emergency Levy: \$3,359.10	\$102.57	
(3.83%)	Land Tax: \$23,540.00	\$718.80	
TO;	Purchasers' proportion of SA Water: 13/09/2021 to 30/09/2021: 18 days (3.83%) \$3,795.06	\$28.67	
TO;	Purchasers' proportion of Community Corp: 13/09/2021 to 31/10/2021: 49 days \$521.85	\$280.23	
TO;	GST Payable on Rates Supply:	\$289.61	
TO;	PEXA settlement fee	\$117.92	
TO;	Lands Titles Office registration fees	\$7,373.50	
TO;	Stamp duty	\$39,892.50	
TO;	Solicitors' conveyancing charges reduced:	\$1,100.00	
TO;	G.S.T. @ 10%	\$110.00	
TO;	Search fee	\$35.00	
BY:	Deposit paid:		\$50,000.00
BY:	<b>Balance due at settlement:</b>		<b>\$839,314.65</b>
		<hr/>	
		\$889,314.65	<hr/>
			\$889,314.65

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.

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## TAX INVOICE

7 September, 2021

**Mr & Mrs T.M. Wardle**  
**9 Braeside Road,**  
**STIRLING SA 5152**

TO; Solicitors' conveyancing charges reduced:	\$1,100.00
TO; G.S.T. @ 10%	\$110.00
<b>TOTAL:</b>	<b><u>\$1,210.00</u></b>

Total amount of G.S.T. paid on fees and charges is \$110-00

**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).