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# Contract for the sale and purchase of land 2018 edition

<b>TERM</b>	<b>MEANING OF TERM</b>	<b>eCOS ID:</b>	<b>NSW Duty:</b>
vendor's agent	Ray White Toronto PO Box 94, TORONTO NSW 2283		Phone: 02 4959 6577 Fax: 02 4959 5988
co-agent			
vendor	Colyer Enterprises Pty Ltd ACN 051 836 429 and Marie Anne Colyer 151 Mitchell Street, Stockton, NSW 2295		
vendor's solicitor	Williams Roncolato Lawyers 32 The Boulevarde, Toronto NSW 2283 DX 7641 Toronto		Phone: 02 4950 5411 Email: paul@wrlegal.com.au Fax: 02 4950 5966 Ref: PR:AH:37910 E:paul@wrlegal.com.au
date for completion	21 September 2020 <del>42nd day after the contract date</del> (clause 15)		
land (address, plan details and title reference)	287 Watkins Road, Wangi Wangi, New South Wales 2267 Registered Plan: Lot A Plan DP 407206 Folio Identifier A/407206		

improvements  VACANT POSSESSION  subject to existing tenancies

HOUSE  garage  carport  home unit  carspace  storage space

none  other: shop

attached copies  documents in the List of Documents as marked or as numbered:  
 other documents:

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions  blinds  dishwasher  light fittings  stove  
 built-in wardrobes  fixed floor coverings  range hood  pool equipment  
 clothes line  insect screens  solar panels  TV antenna  
 curtains  other:

exclusions

purchaser Super Jensen Pty Ltd ACN 624 530 687 ATF Mosey Super  
276 Dobell Drive, Wangi Wangi, NSW 2267

purchaser's solicitor Stocker Conveyancing  
Suite 11/1 The Boulevarde, Toronto, NSW 2283  
PO Box 434, Toronto NSW 2283  
Phone: 49505150  
Fax: 49755324  
Ref: Rebecca Stocker

price \$320,000.00  
 deposit \$32,000.00 (10% of the price, unless otherwise stated)  
 balance \$288,000.00  
 contract date 29 July 2020 (if not stated, the date this contract was made)

buyer's agent \_\_\_\_\_ witness \_\_\_\_\_

vendor  
 Director *[Signature]*  
 Director & Secretary *[Signature]*

GST AMOUNT (optional)  
 The price includes  
 GST of: \$

in common  in unequal shares

witness \_\_\_\_\_

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vendor's agent	<b>Ray White Toronto</b> PO Box 94, TORONTO NSW 2283		Phone: 02 4959 6577 Fax: 02 4959 5988
co-agent			
vendor	<b>Colyer Enterprises Pty Ltd ACN 051 836 429 and Marie Anne Colyer</b> 151 Mitchell Street, Stockton, NSW 2295		
vendor's solicitor	<b>Williams Roncolato Lawyers</b> 32 The Boulevarde, Toronto NSW 2283 DX 7641 Toronto		Phone: 02 4950 5411 Email: paul@wrlegal.com.au Fax: 02 4950 5966 Ref: PR:AH:37910 E:paul@wrlegal.com.au
date for completion	21 September 2020 <del>42nd day after the contract date</del> (clause 15)		
land (address, plan details and title reference)	<b>287 Watkins Road, Wangi Wangi, New South Wales 2267</b> Registered Plan: Lot A Plan DP 407206 Folio Identifier A/407206		
improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: shop		
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:		

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input type="checkbox"/> other:		
exclusions				
purchaser	<b>Super Jensen Pty Ltd ACN 624 530 687 ATF Mosey Super</b> 276 Dobell Drive, Wangi Wangi, NSW 2267			
purchaser's solicitor	<b>Stocker Conveyancing</b> Suite 11/1 The Boulevarde, Toronto, NSW 2283 PO Box 434, Toronto NSW 2283		Phone: 49505150 Fax: 49755324 Ref: Rebecca Stocker	
price	<b>\$320,000.00</b>			
deposit	<b>\$32,000.00</b>	(10% of the price, unless otherwise stated)		
balance	<b>\$288,000.00</b>			
contract date	29 July 2020			(if not stated, the date this contract was made)

buyer's agent

*L.A. Harris*  
M.A. MORRIS  
*L.A. Harris*  
vendor (Sole Director & Secretary)

witness

**GST AMOUNT (optional)**  
The price includes  
GST of: \$

purchaser  JOINT TENANTS     tenants in common     in unequal shares

witness