

Contract for the sale and purchase of land 2018 edition

eCOS ID: 61343062

TERM
MEANING OF TERM
 vendor's agent No Agent

NSW Duty:

Phone:

Fax:

Ref:

co-agent

vendor

Simtersam Custodian Pty Ltd (ACN 605 204 804) atf Simtersam Custodian Trust
 21 Flint Street STOCKTON NSW 2295

vendor's solicitor

Landmark Legal

Unit 105 215 Pacific Highway Charlestown NSW 2290

Phone:

Fax: 02 4943 2646

Ref: 16904

Email: roelof@landmarklegal.com.au

date for completion 21 days after the contract date

(clause 15)

land

6/241 EXCELSIOR PDE TORONTO 2283

(Address, plan details and title reference)

Lot 12 in Strata Plan 74287

12/SP74287

improvements

☐ VACANT POSSESSION

☒ Subject to existing tenancies

☐ HOUSE ☐ garage

☐ carport

☐ home unit

☐ carspace

☐ storage space

☐ none ☒ other:

Commercial suites

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: Furniture and equipment in Annexure A

exclusions

purchaser

Saker Nominees Pty Ltd (ACN 620 976 669) atf Toronto Bare Trust

purchaser's solicitor

Boyd Conveyancing Services

Phone: 02 4945 0932

Fax: 02 4945 0898

Ref: Katherine Boyd

Email: melissa@boydconveyancing.com.au

(10% of the price, unless otherwise stated)

price

~~\$ 600,000.00~~ 670,000.00

deposit

~~\$ 60,000.00~~ 67,000.00

balance

~~\$ 621,000.00~~ 603,000.00

contract date

6 JANUARY 2020

(if not stated, the date this contract was made)

buyer's agent

vendor

witness

GST AMOUNT (optional)

The price includes

GST of: \$

purchaser

☐ JOINT TENANTS

☐ tenants in common

☐ in unequal shares

witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

16904

61343062