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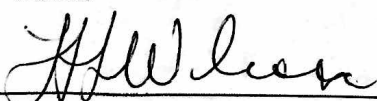
# Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM	
vendor's agent	<b>Shead Property</b> 75 Archer Street, Chatswood 2067	Phone: 02 8448 1200 Fax: 02 9412 2459 Ref: Daryl Katz
co-agent vendor	<b>Suzanne Fance and Anthony James Miller</b>	
vendor's solicitor	<b>ConveyAbility</b> , Licensed Property Conveyancers Suite 4, 167 Pittwater Road, Manly NSW 2095 (PO Box 790 Manly NSW 1655)	Ph: 02 9977 5334 Fax: 02 9977 5539 Ref: Cathie Mascord cmascord@conveyability.com.au
date for completion	<b>30</b> <del>15</del> day after the contract date (clause 15)	
land(address, plan details and title reference)	803/8 Broughton Road, Artarmon 2064  Registered Plan: Lot 38 Plan SP 8755  Folio Identifier 38/SP8755	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace <input checked="" type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	documents in the List of Documents as marked or 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	<input checked="" type="checkbox"/> blinds	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input checked="" 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>Gavenwood Nominees Pty Ltd ACN 002 638 664 ATF Gavenwood Superannuation Fund</b> 21A Peppertree Drive, Rothbury, NSW 2320			
purchaser's solicitor	<b>Vogue Conveyancing</b> 119 Willoughby Road, Crows Nest, NSW 2065 PO Box 154, Artarmon NSW 1570	Phone: 02 9411 6681 Fax: 02 9411 6684 Ref: Cindy Lambert		
price	<b>\$895,000.00</b>			
deposit	<b>\$89,500.00</b> (10% of the price, unless otherwise stated)			
balance	<b>\$805,500.00</b>			
contract date	(if not stated, the date this contract was made)			
buyer's agent				

vendor



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

witness

purchaser  JOINT TENANTS  tenants in common  in unequal shares

witness