

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

Weda Partners  
Suite 101 964 Mt Alexander Road ESSENDON VIC 3040

Tel: 9370 7400 Fax: Ref: Email:

VENDOR

Stars of the Universe Pty Ltd  
14 Angler Parade  
ASCOT VALE VIC 3032

Tel: Email:

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

Jafer Lawyers  
of 56 Pascoe Vale Road, Moonee Ponds 3039

Tel: 039375 7722 Fax: 03 9375 7733 Ref: 214646 Email: ursula@jafaw.com.au

PURCHASER EMERALD STREET INVESTMENTS P/L ATF EMERALD INVESTMENTS TRUST  
~~MELBA FAMILY TRUST~~  
Tel: \$ OR NOMINEE OF 5/1-9 THOMSONS ROAD KEILOR PARK 3042

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

JAFFAR LAWYERS AS ABOVE  
of 56 PASCOE VALE ROAD, MOONEE PONDS 3039

Tel: 9375 7722 Fax: Ref: Email:

LAND (general conditions 3 & 9)

Part of the Land is:-  
Described in the table below

Part of Certificate of Title Reference	Being Lot	On Proposed plan
7360/883	3	PS729498X

OR

described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as attached to the Section 32 Statement if no title or plan references are recorded in the table above or if the land is general law land.

The Land includes all improvements and fixtures.

PROPERTY ADDRESS

The address of the land is:  
LOT ..... on Proposed Plan of Subdivision PS729498X  
244-248 Union Road Ascot Vale Vic 3032

GOODS SOLD WITH THE LAND (general condition 2.3(f))

See Attached

PAYMENT (general condition 11)

Price \$ 500,000  
Deposit \$ 25,000 by (of which \$ has been paid)  
Balance \$ 475,000 payable at settlement

Handwritten initials and signature