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# Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	eCOS ID: 72765209	NSW DAN:
vendor's agent	WITHOUT THE INTERVENTION OF AN AGENT		Phone:
co-agent			Fax:
vendor	ANGELO FILLADITES and KATHY FILLADITES A.B.N. 36 985 539 683 14 Lees Road KINGSGROVE NSW 2208		Ref:
vendor's solicitor	Chedid Storey Legal Suite 2, 1451 Pittwater Road NORTH NARRABEEN NSW 2101 P O BOX 223 NARRABEEN NSW 2101		Phone: 02 9913 3377 Fax: 02 9913 1936 Ref: 20/139539
date for completion	20 January, 2021 (clause 15)		Email: rtrembath@chedidstorey.com.au
land	10/566-590 GARDENERS RD ALEXANDRIA NSW 2015		
(Address, plan details and title reference)	LOT 10 IN STRATA PLAN 36878 10/SP36878		
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: commercial factory		
attached copies	<input checked="" 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 checked="" type="checkbox"/> other: Refer to list of inventory		

exclusions

purchaser	Schielang Pty Limited A.C.N. 080 391 779 ATF Faversham Unit Trust 19 Ormonde Road, Roseville Chase NSW 2069	
purchaser's solicitor	Northfields Lawyers A.B.N. 156 079 385 18 P O Box 586 Double Bay NSW 1360,	Phone: 02 9337 5102 Fax: 02 9475 0334 Ref: Serge Perkovic Email: serper@bigpond.com.au
price	\$ 1,394,500.00	
deposit	\$ 139,450.00	(10% of the price, unless otherwise stated)
balance	\$ 1,255,050.00	
contract date		(if not stated, the date this contract was made)

buyer's agent

vendor

witness

*Richard Loupato*  
*Elizabeth Loupato*

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

*ANDREW BUTTERELL*  
*A Butterell*

purchaser  JOINT TENANTS  tenants in common

in unequal shares witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

20/139539

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