

## CONTRACT OF SALE

Part 1

Property: 7 Howard Street, Box Hill ~~3125~~ 3128

The Vendor agrees to sell and the purchaser agrees to buy the property, being the land and goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the particulars of sale, the general conditions and any special conditions in that order of priority.

### IMPORTANT NOTICE TO PURCHASERS

#### Cooling off period

Section 31 of the sale of Land Act 1962.

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below apply to you.

You must either give the vendor or their agent written notice that you are ending the contract or leave the notice at the address of the vendor or their agent to end this contract within this time in accordance with this cooling-off provision.

If you end the contract in this way, you are entitled to a refund of all the money you paid EXCEPT for \$100.00 or 0.2% of the purchase price, whichever is more.

#### Exceptions

The 3-day cooling-off period does not apply if:

- You bought the property at or within 3 clear business days before or after a publicly advertised auction; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- You are an estate agent or a corporate body.
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### NOTICE TO PURCHASERS OF PROPERTY "Off-The-Plan"

#### Off the plan sales

Section 9AA(1A) of the Sale of Land Act 1962

You may negotiate with the vendor the amount of the deposit moneys payable under the contract of sale, up to 10% of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

**WARNING: THIS IS A LEGALLY BINDING AGREEMENT.  
YOU SHOULD READ THE CONTRACT BEFORE SIGNING IT.**

Purchasers should ensure that prior to signing this contract they have received:

- A copy of the section 32 statement required to be given by a vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of part 11 of that Act; and
- A copy of the full terms of this Contract.
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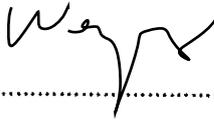
The parties may sign by electronic signature.

The authority of the person signing for the vendor under power of attorney, as a director of a company or as an agent duly authorised in writing must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges that the agent has given them., at the time of signing, a copy of the terms of this contract.

**SIGNED BY THE PURCHASER**

on 26/07/2022



Qinfen Wang representing Julia W Super Pty Ltd and or Nominee

Print name

State nature of authority if applicable ie director, attorney under power of attorney dated  
/ /

This offer will lapse unless accepted with in clear business days – 3 clear business days if none specified

**SIGNED BY THE VENDOR**

on 28/07/2022



Sartika Koesno

Print name

State nature of authority if applicable ie director, attorney under power of attorney dated.  
/ /20

The DAY OF SALE is the date by which both parties have signed this contract

**PARTICULARS OF SALE**

**VENDORS AGENT:** Harcourts Judd white

Name: Anita Meng

phone: 0410 000 898

Address: 17 Leicester Ave Glen waverley email: info@juddwhite.com.au

**VENDOR/S:**

Name: Sartika Koesno

Address: 17 Kensington Place, Wantirna South 3152

**VENDORS SOLICITOR/CONVEYANCER:**

Name: M D Motherwell Solicitor

phone: 0407688311/0412672239

Address: PO Box 142, Springvale 3171

email: maltho@optusnet.com.au

Ref:

**PURCHASER/S:**

Name: Qinfen Wang representing Julia W Super Pty Ltd and or Nominee

Address: 9 Scheele Street, Surrey Hills Victoria 3127

**PURCHASERS SOLICITOR/CONVEYANCER:**

Name: C.tang & associates

phone: 98973899

Address: 203/991 Whitehorse Road, Box Hill Victoria 3128

email: chris@ctanb.com.au

Ref: Christopher Tang

**LAND**

General Conditions 3 and 9

Certificate of Title Volume: 5453

Folio: 549

Lot 04 on plan PS 001597

The land includes all improvements and fixtures

**Property Address:**

The address of the land is: 7 Howard Street, Box Hill ~~3125~~ 3128

**Goods sold with the land:**

General condition 2(a)(vi)

Good sold with the land are:

All fixed floor coverings, light fittings and all other fixtures and fittings of a permanent nature as inspected.



28/07/2022



26/07/2022

**PAYMENT**

General condition 11

PRICE:	\$	
PLUS GST (if applicable)	\$	
TOTAL PRICE	\$1,582,000	
LESS DEPOSIT	\$158,200	by 15/08/2022 (of which \$5,000 has been paid)
BALANCE	\$1,423,800	payable at settlement

Foreign resident vendor value \$750,000 or more NO

**GST**

General Condition 13

NO

Vendor not registered or not required to be registered  
Existing residential premises

**GST withholding**

Notice is required if taxable supply of residential premises General Condition 13(g)

Notice is required to be given by vendor. NO  
No withholding for residential premises because:

Withholding required by purchaser NO  
No withholding for potential residential land because:

**SETTLEMENT**

General Condition 10

Is due on 24/10/2022

Unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

The above date; or

14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

The plan of subdivision must be registered within (18 months if no other period is stated) of the day of sale (the sunset date) otherwise general condition 9(a) or 9(b) shall apply.

**LEASE**

General condition 1(a)(iii) and 22

At settlement the purchaser is:



28/07/2022



26/07/2022



28/07/2022 28/07/2022

Entitled to vacant possession. No

Or subject to a lease, particulars of which are attached

**TERMS CONTRACT**

This Contract is not intended to be a terms contract within the meaning of the Sale of Land Act 1962

**BUILDING AND PEST REPORT**

General condition 14(e)-(f)

This Contract is subject to :

Building report NO. Provider

Pest report NO

**SPECIAL CONDITIONS**

YES