

Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	eCOS ID: 71484344	NSW DAN:
vendor's agent	McGrath COOMA NSW 2630		Phone:
co-agent			Fax:
vendor	JJ FERGUSSON PTY LTD ACN 614 579 396 13 Watson Street NEW LAMBTON NSW 2305		Ref:
vendor's solicitor	The Conveyancing Exchange PO Box 1084 NEWCASTLE NSW 2300		Phone: 0417466669 Fax: (02) 4017 2424 Ref: 20295
date for completion	42 days after the contract date 11TH DECEMBER 2020 (clause 15)		Email: heleen@conveyancingexchange.com.au
land	21 BARON ST COOMA NSW 2630		
(Address, plan details and title reference)	LOT 1 IN DEPOSITED PLAN 662745 1/662745		
	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> Subject to existing tenancies		
improvements	<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: Block of home units		
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 checked="" type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input 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 type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: fixed wall heaters x 2 in Unit 2		

exclusions

purchaser **JOHNOY INVESTMENTS Pty LTD ATF JOHNOY FAMILY TRUST.**

purchaser's solicitor **SUTHERLAND SHIRE CONVEYANCING**

Phone:

Fax:

Ref:

Email:

price \$ **657,000**

deposit \$ **32,850** (10% of the price, unless otherwise stated)

balance \$ **624,150**

contract date **24TH NOVEMBER 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

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exclusions		
purchaser	GHONOLY INVESTMENTS PTY LTD ATF GHONOLY FAMILY TRUST	
purchaser's solicitor	SUTHERLAND SHIRE CONVEYANCING	Phone: Fax: Ref: Email:
price	\$ 657,000	
deposit	\$ 32,850	(10% of the price, unless otherwise stated)
balance	\$ 624,150	
contract date	24TH NOVEMBER 2020	(if not stated, the date this contract was made)

buyer's agent

vendor

witness

Shonoly
Rina E. Ghonoly

GST AMOUNT (optional)

The price includes

GST of: \$

[Signature]

purchaser

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☐ tenants in common

☐ in unequal shares

witness