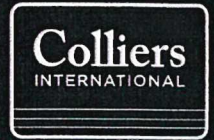


# AGREEMENT FOR SALE OF STRATA TITLE PROPERTY BY OFFER AND ACCEPTANCE



TO:

*Psaros Realty Pty Ltd*

(Sales Representative)

Psaros Realty Pty Ltd  
 ACN 159 779 601 ABN 87 159 779 601  
 Level 3, 11/50 Oxford Close  
 West Leederville WA 6007  
 T 08 6380 3030 F 08 6380 3039  
 sales@psaros.com.au

As agent for Riverbird Enterprises Pty Ltd (ACN 158 286 116) of Level 3, 11/50 Oxford Close, West Leederville (Seller)

I/We (Buyer) (Full Name and Address) *Steve Louis Anastasas and Helen Constantine Anastasas As Trustees for The Anastasas Superannuation Fund*  
~~The Anastasas Superannuation Fund as Trustees for Anastasas, Steve Louise and Anastasas, Helen Constantine of~~  
*5 Kinkuna Way, City Beach WA 6015.*

Telephone

(Home) ~~938534~~ *93415955* (Work)  
 (Mobile) *0421644163* Fax

Email

*Stanastasas@yahoo.com.au*

**OFFER TO PURCHASE** (as joint tenants/tenants in common specifying the undivided shares) the proposed strata title property described in the Schedule, free of encumbrances save as otherwise provided in the Conditions which are annexed to and forming part of this Agreement (Conditions), including all improvements, with vacant possession unless otherwise provided in the Conditions, at the price and on the terms set out in the Schedule below, the Conditions and the Additional Documents (being the documents contained in Annexures A to H inclusive which are attached to the Conditions).

## SCHEDULE

- 1 (i) The Property: Apartment/Commercial Lot Number *21*, Marq by Psaros, 110 Cambridge Street, West Leederville and being more particularly the proposed strata title lot hachured or otherwise marked (for identification purposes only) on the Strata Plan forming part of the Additional Documents (Annexure C) and described in the Conditions.
- (ii) Purchase Price: \$ *610,000*
- (iii) Payment of Purchase Price:
  - A. Deposit:
    - (a) A Deposit of \$ *61,000* of which \$ *NIL* is paid herewith and \$ *61,000* shall be paid within *7* days of acceptance: *OR at the Developers Request.*
    - (b) Deposit bond / bank guarantee of \$ \_\_\_\_\_ payable on the signing of this Offer & Acceptance by the Buyer / within \_\_\_\_\_ days of acceptance.

The Deposit is to be paid to the Seller's Agent (see special condition 1 below) who will hold same in accordance with the Conditions.
  - B. Balance of Purchase Price: The balance of the Purchase Price must be paid on the Settlement Date.
- (iv) Settlement Date: Refer to clause 8.2 of the Conditions.
- 2 Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or the Sales Representative to the Buyer that the acceptance has been signed by the Seller.
- 3 The Conditions annexed to this Offer & Acceptance are to apply to this sale and purchase of the Property insofar as they are not varied by the special conditions (if any) appearing in item 5 of this Schedule.
- 4 I/We the Buyer acknowledge that before signing this offer I/we received and read the Conditions and the Additional Documents and understand that the offer to purchase the Property is not subject to finance.

123G  
Perth Batch  
M978222



WESTERN



AUSTRALIA

REGISTER NUMBER <b>21/SP63176</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>14/5/2015</b>

**DUPLICATE CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT 1985**

VOLUME **2865** FOLIO **321**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 21 ON STRATA PLAN 63176  
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

STEVE LOUIS ANASTASAS  
 HELEN CONSTANTINE ANASTASAS  
 BOTH OF 5 KINKUNA WAY, CITY BEACH  
 AS JOINT TENANTS

(T M978222 ) REGISTERED 24 APRIL 2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP63176.
PREVIOUS TITLE:	2811-65.
PROPERTY STREET ADDRESS:	UNIT 21, 110 CAMBRIDGE ST, WEST LEEDERVILLE.
LOCAL GOVERNMENT AREA:	TOWN OF CAMBRIDGE.



ELIZABETH REISS & ASSOCIATES  
 AN INDEPENDENT SETTLEMENT  
 AND CONVEYANCING AGENCY  
 SUITE D1/118 RAILWAY PARADE  
 WEST PERTH WA 6005  
 (BY APPOINTMENT ONLY)

TELEPHONE 9485 0666  
 FACSIMILE 9485 0677

LICENSEE: ELIZABETH REISS AS  
 TRUSTEE FOR LIZ REISS FAMILY TRUST  
 A B N : 1 6 5 9 7 8 6 2 4 1 0

24 April 2015

Our ref: 330453 LR

**AMENDED STATEMENT**

**PURCHASE OF APARTMENT 21 'MARQ' 110 CAMBRIDGE STREET WEST  
 LEEDERVILLE WA 6007  
 STEVE LOUIS ANASTASAS & HELEN CONSTANTINE ANASTASAS, TRUSTEES FOR  
 THE ANASTASAS SUPER FUND**

	Debit	Credit
Purchase Price	610,000.00	
Deposit Paid		61,000.00
Transfer Duty on the Contract	22,990.00	
Costs & Disbursements (see attached Tax Invoice)	1,637.15	
Registration of the Transfer	290.00	
Strata Levies, monies held in trust pending receipt of details.	400.00	
Funds received from you prior to settlement - thank you		575,708.12
<b>ADJUSTMENT OF RATES/TAXES AS AT 24-04-2015</b>		
Water Corp 2014/2015, monies held in trust pending receipt of rates.	200.00	
Town of Cambridge 2014/2015, monies held in trust pending receipt of rates.	800.00	
Strata Insurance from 25-03-2015 to 25-03-2016 \$279.79 Your share 336/366 Days \$256.16 Balance due	256.16	
Prop Land Tax divided by unit entitlement From 01-07-2014 to 30-06-2015 \$734.40 Your share 67/365 days \$134.81 Balance due	134.81	
<b>Balance due by you prior to settlement</b>		<b>0.00</b>
E & O E	\$636,708.12	\$636,708.12 ✓

*Elizabeth Reiss & Associates*

ELIZABETH REISS & ASSOCIATES  
AN INDEPENDENT SETTLEMENT  
AND CONVEYANCING AGENCY  
SUITE D1/118 RAILWAY PARADE  
WEST PERTH WA 6005  
(BY APPOINTMENT ONLY)

TELEPHONE 9485 0666  
FACSIMILE 9485 0677

LICENSEE: ELIZABETH REISS AS  
TRUSTEE FOR LIZ REISS FAMILY TRUST  
ABN: 16 597 862 410

24 April 2015

Our ref: 330453 LR

Mr S L Anastasas & Mrs H C Anastasas ATF The Anast  
5 Kinkuna Way  
CITY BEACH  
WA 6015

**TAX INVOICE (ABN: 16597862410)**

**PURCHASE OF APARTMENT 21 'MARQ' 110 CAMBRIDGE STREET WEST  
LEEDERVILLE WA 6007**  
STEVE LOUISE ANASTASAS & HELEN CONSTANTINE ANASTASAS, TRUSTEES  
FOR THE ANASTASAS SUPER FUND

Description	Price	GST	Total
<b>Costs &amp; Fees</b>			
Settlement Fee (incl GST) (\$1,910.50 less 42% Disc)	1,000.00	100.00	1,100.00
<b>Enquiry Fees</b>			
Landgate Enquiry Processing Fee	22.00	2.20	24.20
Water Corporation Rate Enquiry Fee	42.95	4.30	47.25
Council Rate Enquiry Fee	95.00	9.50	104.50
Land Tax Enquiry Fee	35.00	3.50	38.50
Strata Company Enquiry Fee	110.00	0.00	110.00
<b>Disbursements</b>			
Landgate Title Search Fees	84.00	8.40	92.40
Postage, Petties, Telephone, Fax	73.00	7.30	80.30
Bank Cheque Fees	40.00	0.00	40.00
<b>Miscellaneous Expenses</b>			
Totals	\$1,501.95	\$135.20	\$1,637.15

TOTAL INCLUDING GST: \$1,637.15

*Elizabeth Reiss & Associates*

ELIZABETH REISS & ASSOCIATES  
AN INDEPENDENT SETTLEMENT  
AND CONVEYANCING AGENCY  
SUITE D1/118 RAILWAY PARADE  
WEST PERTH WA 6005  
(BY APPOINTMENT ONLY)

TELEPHONE 9485 0666  
FACSIMILE 9485 0677

LICENSEE: ELIZABETH REISS AS  
TRUSTEE FOR LIZ REISS FAMILY TRUST  
ABN: 16 597 862 410

21 May 2015

Our ref: 330453 LR

**HELD IN TRUST STATEMENT**

**PURCHASE OF APARTMENT 21 'MARQ' 110 CAMBRIDGE STREET WEST  
LEEDERVILLE WA 6007  
MR S L ANASTASAS & MRS H C ANASTASAS ATF THE ANASTASAS  
SUPERANNUATION FUND**

	Debit	Credit
Total Amount Held in Trust		1,400.00
Water Rates for May/June	202.61	
<b>ADJUSTMENT OF RATES/TAXES AS AT 24-04-2015</b>		
Water Corp 01-04-2015 to 30-04-2015 Rates \$99.64 Your share 6/ 30 days \$19.93 Balance due	19.93	
Town of Cambridge 2014/2015 Interim Rates Effective from 01-04-2015 \$438.28 Your share 67/ 91 days \$322.69 Balance due	322.69	
Strata Levies From 01-05-2015 to 31-07-2015 \$820.04 Your share 92/ 92 days \$820.04 Balance due	820.04	
<b>Balance due to you</b>	<b>34.73</b>	
E & O E	<u>\$1,400.00</u>	<u>\$1,400.00</u>

POSTED

*Elizabeth Reiss & Associates*



# Certificate of Duty

## Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

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Certificate Number:	1025205734	Certificate Issue Date:	24-04-2015
Bundle ID	130930099	Client Reference:	330453
Transaction Date:	09-02-2013		
Dutiable Value:	\$ 610,000.00		
<b>Duty:</b>	<b>\$ 22,990.00</b>		
Penalty Tax:	\$ 0.00		

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Land:	Lot 21, Strata 63176	Volume/Folio:	2865/321
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New Subdivision Details: LOT 21 ON STRATA PLAN 63176

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Seller(s) / Transferor(s): RIVERBIRD ENTERPRISES PTY LTD  
Buyer(s) / Transferee(s): ANASTASAS, STEVE LOUIS  
ANASTASAS, HELEN CONSTANTINE

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**Related Certificate Summary**