

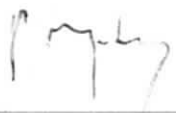
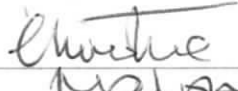

# Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
Vendor's Agent	<b>Uphill &amp; Schaefer Real Estate</b> <b>127-129 Beady Street</b> <b>ARMIDALE NSW 2350</b>	Phone <b>6772 1200</b> Fax <b>6772 9143</b> Ref <b>Julie Schaefer</b>
Co-agent		
Vendor	<b>Pearl Super Fund Pty Limited as trustee for the Mahoney Family</b> <b>Super Plan</b> <b>203 Pinjarra Road, Pinjarra Hills QLD 4069</b>	
Vendor's Solicitor	<b>KEY2 CONVEYANCING</b> <b>PO BOX 697</b> <b>FORSTER NSW 2428</b>	Phone <b>02 6555 8788</b> Fax <b>02 6555 8763</b> Ref <b>LS:K9431-1</b> Email <b>liz@key2conveyancing.com.au</b>
Date for completion	<b>28</b> days after the date of this contract (clause 15)	
Land (address, plan details and title reference)	<b>30 Gordon Street, Armidale</b> Registered Plan: Lot 20 Plan 237866 Folio 20/237866	
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input checked="" 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 type="checkbox"/> other:	
Attached copies	Documents in the List of Documents as marked or as numbered: 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 checked="" type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input checked="" type="checkbox"/> stove <input checked="" type="checkbox"/> built-in wardrobes <input checked="" type="checkbox"/> fixed floor coverings <input checked="" type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input checked="" type="checkbox"/> clothes line <input checked="" type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input checked="" type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
Exclusions	
Purchaser	<b>CRAIG CHARLES SINFIELD</b> <b>43/27-29 BURWOOD ROAD</b> <b>BURWOOD NSW 2134</b>
Purchaser's solicitor	<b>AVOCA BEACH LAW</b> <b>PO BOX 43</b> <b>AVOCA BEACH NSW 2251</b>  Phone <b>43822200</b> Fax <b>43823700</b> Ref Email <b>avocabeachlaw@exemail.com.au</b>
Price	\$ <b>340,000.00</b>
Deposit	\$ <b>34,000.00</b> (10% of the price, unless otherwise stated)
Balance	\$ <b>306,000.00</b>
Contract Date	(if not stated, the date this contract was made)

buyer's agent

  <b>Vendor</b> <b>DIRECTORS PEARL SUPER FUND PTY LTD</b>	<b>GST AMOUNT (optional)</b> The price includes GST of:	 <b>Witness</b>
<b>Purchaser</b>	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> In unequal shares	<b>Witness</b>