



30 April 2019

Rhodes Kildea  
DX 6301 MOREE

Our Ref : LS:K8717-1

Your Ref :

Dear Sir / Madam

Re: Mahoney sale to Matchett

Property: 17 Gwydir Street, Moree

We enclose the original contract executed by the vendor to complete the exchange of contracts in this matter. Please note that both contracts have been dated 30 April 2019.

Yours faithfully

**KEY2 CONVEYANCING**

per: **Liz Sciacca Witt**

Certified Practising Conveyancer  
(liz@key2conveyancing.com.au)

encl:

A handwritten signature in black ink, appearing to be "Liz Sciacca Witt", is written over the "encl:" text.

# Contract for the sale and purchase of land 2018 edition

<b>TERM</b>	<b>MEANING OF TERM</b>	<b>NSW Duty:</b>
Vendor's Agent	<b>Raine &amp; Horne Moree</b> PO Box 79 MOREE NSW 2400	Phone <b>6752 3600</b> Fax <b>6752 5336</b> Ref <b>Kelly Atkins</b>
Co-agent		
Vendor	<b>Patrick Mahoney and Christine Mahoney</b> 203 Pinjarra Road, Pinjarra Hills QLD 4069	
Vendor's Solicitor	<b>KEY2 CONVEYANCING</b> PO BOX 697 FORSTER NSW 2428 DX7112 FORSTER	Phone <b>02 6555 8788</b> Fax <b>02 6555 8763</b> Ref <b>LS:K8717-1</b> Email <b>liz@key2conveyancing.com.au</b>
Date for completion	<b>42</b> days after the date of this contract (clause 15)	
Land (address, plan details and title reference)	<b>17 Gwydir Street, Moree</b> Registered Plan: Lot 2 Plan 712195 Folio 2/712195	
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" 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 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 type="checkbox"/> blinds	<input checked="" 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 checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> other:	air conditioning, 3 stone pots, 2 cupboards on verandah <i>oil heater</i>	
Exclusions				
Purchaser	<b>JENAETTE MARGARET MATCHETT AND JAMES CHRISTY MATCHETT</b> "CARLINGFORD" GARAH NSW 2405			
Purchaser's solicitor	<b>RHODES KILDEA</b> PO BOX 413 MOREE NSW 2400 DX 6301 MOREE	Phone <b>6752 3344</b> Fax <b>6752 2826</b> Ref Email <b>karen@rhodeskildea.com.au</b>		
Price	\$ <b>375,000.00</b>			
Deposit	\$ <b>37,500.00</b>			
Balance	\$ <b>337,500.00</b>	(10% of the price, unless otherwise stated)		
Contract Date	<b>30 April 2019</b>	(if not stated, the date this contract was made)		

**buyer's agent**

Vendor	<i>[Signature]</i>	<b>GST AMOUNT (optional)</b> The price includes GST of:	<i>[Signature]</i> <b>DANH NGUYEN</b> SOLICITOR Witness
Purchaser	<input checked="" type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares		Witness