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Contract for the sale and purchase of land 2019 edition

TERM vendor's agent
MEANING OF TERM WITHOUT THE INTERVENTION OF AN AGENT
NSW DAN:

co-agent vendor
GREGORY PHILIP THORNCROFT, SALLY ANNA ELIZABETH THORNCROFT, NIGEL BRUCE THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT and DEAN HARVEY THORNCROFT

vendor's solicitor
C/- VILE & VILE SOLICITORS P: 02 4933 5607
 46 Belmore Road, Lorn NSW 2320 E: andrew@vileandvilelaw.com
 PO Box 57 North Maitland NSW 2320

date for completion 42nd day after the contract date (clause 15)
 land (address, plan details and title reference)
26 MAGPIE STREET MCDUGALLS HILL NSW 2330
 Lot 114 in Deposited Plan 1110275
 114/1110275

improvements
 VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other:

attached copies documents in the List of Documents as marked or 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
 blinds dishwasher light fittings stove
 built-in wardrobes fixed floor coverings range hood pool equipment
 clothes line insect screens solar panels TV antenna
 curtains other:

exclusions

purchaser
KYLIE EMILY TANKS
 C/- 18 Magpie Street, McDougalls Hill NSW 2330

purchaser's solicitor
CDG Law P: 02 6572 2911
 12 Pitt Street, Singleton NSW 2330 E: reception@cdglaw.com.au

price	\$ 171,600.00	43% = \$73,788
deposit	\$ 17,160.00	(10% of the price, unless otherwise stated)
balance	\$ 154,440.00	

contract date (if not stated, the date this contract was made)

buyer's agent

Net proceeds = \$73,788 - \$6,708 = \$67,080

See Execution Pages

vendor	GST AMOUNT (optional) The price includes GST of: \$ 15,600.00 x 43% = \$6,708 GST	witness
purchaser	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares	witness

VILE & VILE

Principal:
ANDREW VILE , B.LEG.S

SOLICITORS OF MAITLAND

46 BELMORE ROAD
MAITLAND NSW 2320
P.O. BOX 57
NORTH MAITLAND NSW 2320

Email: andrew@vileandvilelaw.com
ABN 72 389 908 682

PHONE:(02) 4933 5607

11 August 2021

AV:EA:8598

Via email only

Mr G P & Mrs S E Thorncroft
7 Rotarian Place
MELTON WEST VIC 3337

Mr G N & Mrs R J Thorncroft
11 Yaldara Avenue
THORNTON NSW 2322

Mr N B Thorncroft
55 Edwards Avenue
THORNTON NSW 2322

Mr D H Thorncroft
6A Avondale Drive
THORNTON NSW 2323

Dear Clients

RE: SALE OF 26 MAGPIE STREET, McDOUGALLS HILL TO K. TANKS

We confirm that settlement of the sale of the above property was effected on 11 August 2021. The amount of \$166,913.57 was received on settlement and electronically transferred to your nominated Super Fund Bank Accounts in accordance with your instructions (see below). This amount was made up as follows:

Amount received at settlement as per the enclosed Settlement Statement			\$154,754.53
Plus			
Deposit held in our Trust Account			\$17,160.00
		\$171,600 + \$314.53 = \$171,914.53 (Pg.4)	
Less			
Singleton Council		\$583.27 43% = \$250.81	
Our costs and disbursements as per the enclosed Tax Invoice		\$4,299.77 43% = \$1,848.90	
PEXA Fee	43% = \$50.71	\$117.92	\$5,000.96
			43% = \$2,150.41
Balance			\$166,913.57

Payments to you

Thorncroft Family No 1 Super Fund – 57%	\$95,140.73	
Thorncroft Family No 2 Super Fund – 43%	\$71,772.84	Total proceeds in bank
	\$166,913.57	

NSW Land Registry Service will notify Singleton Council and the Valuer General of your sale of the above property and, once their records have been noted, no further notices will issue to you.

Proceeds in bank =	\$71,772.84
Add: Expenses paid =	\$2,150.41
Less: Council rates reimbursed =	\$135.25
Gross Sell Price =	\$73,788

Liability limited by a scheme approved
under Professional Standards Legislation

THE LAW SOCIETY OF NSW

PROFESSIONAL STANDARDS SCHEME

This matter is now completed and we take this opportunity to thank you for your instructions. We wish you well and look forward to being of assistance in future matters.

Yours faithfully

Andrew Vile

Encl.

A handwritten signature in black ink, appearing to read 'AV', is written over a thin horizontal line. A diagonal line extends downwards from the end of the signature.

Statement of Adjustment

VILE & VILE

Settlement: 11 August, 2021

Adjustments as at: 11 August, 2021

Purchaser: KYLIE EMILY TANKS

Vendor: GREGORY PHILIP THORNCROFT, SALLY ANNA ELIZABETH THORNCROFT, NIGEL BRUCE THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT, DEAN HARVEY THORNCROFT
Property Address: 26 MAGPIE Street MCDOUGALLS HILL NSW 2330

Adjustments

		Vendor	Purchaser
Rates	Singleton Council		\$ 314.53
	\$ 578.73 From 01/07/2021 To 30/09/2021	Paid	
	Purchaser Allows 50 Days		
	Total Adjustments	\$ 0.00	\$ 314.53
	Less Vendor's Portion		\$ 0.00
	Purchaser to Pay Vendor	43% = \$135.25	\$ 314.53

Statement of Settlement

Purchase Price	\$ 171,600.00
Less Deposit Paid	\$ 17,160.00
Balance of Purchase Price	\$ 154,440.00
Plus Adjustments	\$ 314.53
Plus GST	\$ 0.00
Amount due on Settlement	\$ 154,754.53

Payment Directions

Vendor's Funds	VILE & VILE	\$ 95,140.73
Professional Fees	VILE & VILE	\$ 4,299.77
Council Rates	CDG LAW	\$ 583.27
PEXA Fees	VILE & VILE	\$ 117.92
Vendor's Funds	VILE & VILE	\$ 71,772.84
		\$ 171,914.53

IN ACCOUNT WITH
VILE & VILE
SOLICITORS OF MAITLAND
TAX INVOICE

ABN 72 389 908 682

PH (02) 4933 5607
FAX (02) 4934 1384
andrew@vileandvilelaw.com

46 BELMORE ROAD
LORN, MAITLAND 2320
PO BOX 57
NORTH MAITLAND 2320

Liability limited by a scheme
approved under Professional
Standards Legislation

AV:EA:8598

11 August 2021

Mr G P & Mrs S E Thorncroft
7 Rotarian Place
MELTON WEST VIC 3337

Mr G N & Mrs R J Thorncroft
11 Yaldara Avenue
THORNTON NSW 2322

Mr N B Thorncroft
55 Edwards Avenue
THORNTON NSW 2322

Mr D H Thorncroft
6A Avondale Drive
THORNTON NSW 2323

RE: YOUR SALE OF 26 MAGPIE STREET, McDOUGALLS HILL

Costed in accordance with our Costs Agreement dated 21 July 2021

To our costs of acting on your sale of the above property (6 vendors) to K E Tanks and including all attendances and correspondence in connection with obtaining, and serving on the purchaser's Solicitors, two Tax Invoices for the GST component of the sale price	
Exceeding, but say	\$1,690.00
To our costs of all additional attendances and correspondence pursuing return of signed Contract execution pages, advising purchaser's Solicitor of progress to receiving same and progress to completion of exchange of Contracts	
\$569.90, but say	\$540.00
To our costs of and in connection with obtaining 6 x vendors compliance with required Verification of Identity Procedure	
	\$535.00
To our costs of all attendances and correspondence (enquiries and searches) to ascertain the whereabouts of the title deed to the property, obtaining authorities from 6 x vendors and forwarding authorities to Solicitors holding title deed to obtain same prior to settlement	
\$792.82, but say	\$755.00
	\$3,520.00
GST	\$352.00
	\$3,872.00
Disbursements	
Contract fee (including GST \$0.73)	\$8.00
Vendor disclosure documents from NSW Land Registry Services (including GST \$11.57)	\$127.55
Council Planning Certificate (NO GST)	\$53.00
Continued over page	

Disbursements continued

Telephone, postage, stationery, email, etc (including GST \$7.80)	\$85.80	
Photocopying/Printing (including GST \$5.20)	\$57.20	
Vendors Land Tax Certificate (including GST \$1.14)	\$47.55	
Express Post x 3 (Including GST \$2.10)	\$23.17	
Search fee (including GST \$2.31)	\$25.50	\$427.77
		<hr/> \$4,299.77 <hr/>

GST on disbursements \$30.85
Total GST \$382.85

PAID

With compliments

Ke. Yb

VILE & VILE

SOLICITORS OF MAITLAND

ABN 72 389 908 662

46 BELMORE ROAD, LORN, MAITLAND 2320

PO Box 57 North Maitland 2320

PHONE: (02) 4933-5607 - FAX: (02) 4934-1384

10630

Date 11/8/2021

EFT
RECEIVED from G+S, G+R, N+D Thorncroft
the sum of Four thousand two hundred Dollars
ninety nine dollars + seventy seven Cents
being for Costs + Disbursements #8598

Re: Sale of 26 magpie st, McDougalls Hill
to K. E. Tanks WITH THANKS

\$ 4299:77

Elystan
GENERAL ACCOUNT

Elizabeth Meiklejohn

From: Greg Thorncroft <gregt@dynamicairsystems.com.au>
Sent: Monday, 21 March 2022 4:42 PM
To: Elizabeth Meiklejohn
Subject: RE: Overdue BAS & 2021 information request

Good Afternoon Elizabeth

The property was sold on the 14/4/21 and finally settled on the 11/8/21

Best Regards,

Greg Thorncroft
Operations Manager

M | 0437 330 643

P | (03) 9330 4444

A | 25 Glenville Dr, Melton, VIC 3337

E | gregt@dynamicairsystems.com.au W | www.dynamicairsystems.com.au

DYNAMIC AIR SYSTEMS
Compressed Air Innovations

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From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Monday, 21 March 2022 4:41 PM
To: Greg Thorncroft <gregt@dynamicairsystems.com.au>
Subject: RE: Overdue BAS & 2021 information request

Hi Greg

Thank you for the information.

Can you please confirm that the contract date was 30 June 2021?

The contract we have on file is undated and unsigned.

Kind regards

Liz

MR GRANT THORNCROFT, MRS LINDA THORNCROFT, MRS RACHEL THORNCROFT & MR DEAN THORNCROFT AS TRUSTEE FOR THORNCROFT FAMILY NO 2 SUPER FUND

Tax Invoice

ABN 22 113 373 528

To: Kylie Emily Tanks
C/- 18 Magpie Street,
MCDOUGALLS HILL NSW 2330

Invoice Date: 26 July 2021
Invoice No: 0004

Details	Amount
Sale of 26 Magpie Street, McDougalls Hill NSW 2330 (Lot 114 DP1110275) as per contract for sale.	

Sub total	67,080.00
GST	<u>6,708.00</u>
Total Amount of Invoice inclusive of GST	<u>\$73,788.00</u>

PAYMENT ADVICE

To: Mr Grant Thorncroft, Mrs Linda Thorncroft, Mrs Rachel Thorncroft & Mr Dean Thorncroft As Trustee For Thorncroft Family No 2 Super Fund

Due Date: At settlement of the property

Invoice No: 0004

Account Name: G Thorncroft, L Thorncroft, R Thorncroft & D Thorncroft ATF Thorncroft Family No 2 Super Fund

BSB Number: 062-599

Account Number: 10237384

Total Due: \$73,788.00