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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**  
 46 Belmore Road, Lorn NSW 2320  
 PO Box 57 North Maitland NSW 2320

P: 02 4933 5607  
 E: andrew@vileandvilelaw.com

date for completion  
 land (address,  
 plan details and  
 title reference)

42nd day after the contract date (clause 15)  
**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**  
 12 Pitt Street, Singleton NSW 2330

P: 02 6572 2911  
 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 ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

# VILE & VILE

SOLICITORS OF MAITLAND

Principal:  
ANDREW VILE, B.LEG.S

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

46 BELMORE ROAD  
MAITLAND NSW 2320  
P.O. BOX 57  
NORTH MAITLAND NSW 2320  
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 N B Thorncroft  
55 Edwards Avenue  
THORNTON NSW 2322

Mr G N & Mrs R J Thorncroft  
11 Yaldara 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
<b>Plus</b>	
Deposit held in our Trust Account	\$17,160.00
	<b>\$171,600 + \$314.53 = \$171,914.53</b> (Pg.4)
<b>Less</b>	
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	<b>\$166,913.57</b>

## 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
	<b>\$166,913.57</b>	<b>in bank</b>

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 =	<b>\$73,788</b>

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 horizontal line.

# 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

**Property Address:** THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT, DEAN HARVEY  
42 MAGPIE Street MCDOWALLS HILL NSW 2330  
THORNCROFT

## Adjustments

					Vendor	Purchaser
<b>Rates</b>	Singleton Council					\$ 314.53
	\$ 578.73	From 01/07/2021	To 30/09/2021	<b>Paid</b>		
		Purchaser Allows 50 Days				
				<b>Total Adjustments</b>	\$ 0.00	\$ 314.53
				<b>Less Vendor's Portion</b>		\$ 0.00
				<b>Purchaser to Pay Vendor</b>	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
<b>Amount due on Settlement</b>	<b>\$ 154,754.53</b>

## 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
		<b>\$ 171,914.53</b>

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
<b>Disbursements</b>	
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
		<b>\$4,299.77</b>

GST on disbursements \$30.85

Total GST \$382.85

**PAID***With compliments**Ke. 96*

# 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

  
GENERAL ACCOUNT

## Elizabeth Meiklejohn

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**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](mailto:gregt@dynamicairsystems.com.au) **W** | [www.dynamicairsystems.com.au](http://www.dynamicairsystems.com.au)

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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,  
MCDUGALLS 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	6,708.00
Total Amount of Invoice inclusive of GST	<u>\$73,788.00</u>

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## 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