Licensee: Windwave Asset Pty Ltd: T/C No. 46631
ACN 100 952 001 Trading as ANREPS
45 Manning Rd Como 6152
Ph: 9450 3398 Fx: 9450 3415 email: admin@anreps.com.au

AUCTION No

CONTRACT OF SALE BY ONLINE AUCTION
SALE PARTICULARS and DESCRIPTION OF THE LAND INCLUDING CERTIFICATE OF TITLE REFERENCE.

"The Seller acknowledges that he has sold the property and the buyer acknowledges that he has purchased the property for the price and upon the terms specified in this contract and in accordance with the General Online Auction Terms and Conditions and the Terms of Sale both of which are attached hereto"

THE SELLING AGENT: **ANREPS** ADDRESS **45 MANNING ROAD. COMO WA 6152**

THE PROPERTY ADDRESS: 38 CANNING HIGHWAY, VICTORIA PARK

LAND DESCRIPTION:

Lot: 2 on Plan: STRATA 33224 Volume: 2127 Folio 502

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS if any: Nil

SOLD WITH VACANT POSSESSION UNLESS SUBJECT TO THE FOLLOWING LEASES OR TENANCIES: Nil

THE PROPERTY IS SOLD WITH ALL BUILDINGS AND FIXED IMPROVEMENTS ON THE LAND INCLUDING THE FOLLOWING CHATTELS: ALL FIXED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW TREATMENTS

PURCHASE PRICE: **$** CASH FINANCE

DEPOSIT: **$** **Is paid herewith/will be paid on or before ____/____/____to ANREPS Trust account**

BALANCE OF PURCHASE: **$** **Must be paid to the Seller's Settlement Agent prior to Settlement**

SETTLEMENT DATE SHALL BE:

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS IF ANY:

Auction No

THIS SALE CONTRACT IS BETWEEN

BUYER/S Full Name/s

as Sole Buyer / Joint Tenants / Tenants in Common

Address:

SIGNED:

Date / / 2010

Witness:

SIGNED:

Date / / 2010

Witness:

Buyers Settlement Agent (For the purposes of this contract the Buyers Representative will be the following Conveyancer or Solicitor:-

Name:

Address:

Telephone:

Facsimile:

Email:

AND

SELLER/S Full name/s

Address:

SIGNED:

Date / / 2010

Witness:

SIGNED:

Date / / 2010

Witness:

Sellers Settlement Agent (For the purposes of this contract the Sellers Representative will be the following Conveyancer or Solicitor:-

Name:

Address:

Telephone:

Facsimile:

Email:

This Contract is Dated **Day of** **2010**

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