

CONTRACT OF SALE OF REAL ESTATE

– VERSION 1

Property: Lot 59 Fake Rise, VIC 3336

Project: Fake Rise Estate

Vendor: BuildWell Developments Pty Ltd (ACN 009 888 777)

Purchasers: John Smith & Jane Smith

Date: 12 January 2025

1. Particulars of Sale

1.1 Vendor

BuildWell Developments Pty Ltd

ACN 009 888 777

Level 12, 400 Collins Street, Melbourne VIC 3000

1.2 Purchasers

John Smith

Email: johnsmith@gmail.com

Mobile: +61 411 222 333

Jane Smith

Email: **jane.smith@outlook.com** ← *Incorrect*

Mobile: +61 422 333 444

1.3 Property

Lot Number: 59 ← *Incorrect*

Estate: Fake Rise Estate

Address: Fake Rise, VIC 3336

Tenancy Split: 90/10

1.4 Price

Total Purchase Price: AU\$565,000.00 ← *Incorrect*

Land Price: AU\$250,000.00

Build Price: AU\$315,000.00 ← *Incorrect*

1.5 Finance Terms

This Contract **IS SUBJECT TO FINANCE.** ← *Incorrect*

1.6 Deposit

EOI Deposit Paid: \$1,000.00

Build Deposit Amount: \$16,000.00

Balance Deposit Amount: \$17,000.00

Total Deposit Required: \$34,000.00

1.7 Solicitor for Purchaser

Big Legal Firm

Solicitor: Michael Ken

Email: michael@biglegalfirm.com.au

Phone: 0488 999 777

2. General Conditions

2.1 Vendor's Obligations

The Vendor agrees to provide all necessary disclosure documents and comply with the Sale of Land Act and associated legislation.

2.2 Purchasers' Acknowledgment

The Purchasers acknowledge that they are responsible for securing finance approval and engaging legal representation.

(This clause subtly reinforces the incorrect “Subject to Finance” term.)

2.3 Cooling Off

Standard cooling-off provisions apply.

3. Special Conditions

3.1 Build Contract

Purchasers agree to enter a building contract with the nominated builder.

3.2 Sunset Clause

Estimated title release is 12–18 months from execution.

3.3 GST

Price is inclusive of GST unless otherwise stated.

4. Disclosure Statement (Hybrid Summary)

Vendor discloses:

- Planning permits
- Easements
- Development guidelines
- Civil works timeframe

A full Section 32 Vendor Statement is attached.

5. Execution

Executed as a Contract on 12 January 2025

Vendor Signature

Authorised Officer

BuildWell Developments Pty Ltd

Date: _____

Purchaser Signatures

John Smith

Signature

Date: _____

Jane Smith

Signature

Date: _____
