### **Contract of Sale Template**

Purpose: Core agreement for property transfer. Seller's agent typically initiates; buyer reviews pre-hire. Standardizes terms like price and conditions. s

Template Structure (Use as a fillable form):

CONTRACT OF SALE

State: [INSERT STATE, e.g., New South Wales]

Date: [INSERT DATE, e.g., DD/MM/YYYY]

Parties:

* Vendor (Seller): [INSERT FULL NAME/ENTITY], of [INSERT ADDRESS], ABN/ACN: [INSERT IF APPLICABLE].
* Purchaser (Buyer): [INSERT FULL NAME/ENTITY], of [INSERT ADDRESS], ABN/ACN: [INSERT IF APPLICABLE].

Property Description:

* Address: [INSERT FULL PROPERTY ADDRESS, e.g., 123 Example St, Sydney NSW 2000].
* Title Reference: [INSERT FROM LAND REGISTRY, e.g., Folio Identifier 12/34567].
* Land Area: [INSERT, e.g., 500 sqm].
* Inclusions: [LIST, e.g., Fixed appliances, curtains]. Exclusions: [LIST, e.g., Personal items].

Purchase Price and Payment:

* Total Price:
* [INSERTAMOUNT,e.g.,800000]
* [*INSERTAMOUNT*,*e*.*g*.,800000] (inclusive of GST if applicable).
* Deposit:
* [INSERTAMOUNT/PERCENTAGE,e.g.,10
* [*INSERTAMOUNT*/*PERCENTAGE*,*e*.*g*.,10, payable on exchange to [INSERT STAKEHOLDER, e.g., Vendor's Agent Trust Account].
* Balance: Payable on settlement.

Settlement Date: [INSERT, e.g., 42 days from exchange or specific date DD/MM/YYYY].

Special Conditions:

1. Subject to Purchaser obtaining finance approval by [INSERT DATE, e.g., 21 days from exchange].
2. Subject to satisfactory building/pest inspection by [INSERT DATE].
3. [INSERT OTHER, e.g., Subject to sale of Purchaser's current property].
4. Vendor to provide vacant possession.

Annexures (Attached):

* Vendor's Statement (Section 52, if NSW/VIC).
* Title Search Extract.
* Drainage/Sewerage Diagram.
* Strata/Body Corporate Report (if applicable).

Signatures:

Vendor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Purchaser: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Witnessed by: [INSERT NAMES AND SIGNATURES].

Generated via Conveyancers Marketplace – Job ID: [AUTO-INSERT FROM SYSTEM].

Integration Note: In your platform, auto-populate from job details (e.g., via Jobs Service API). Require upload of annexures during creation. s