

Sales Advice - Detailed

23rd February 2025

Property Details	
Address:	21 Jeans Street Muswellbrook NSW 2333

Sale Details	
Contract Date:	TBC
Unconditional Date:	TBC
Settlement Date:	TBC
Contract Price:	\$590,000
Deposit:	5%
Commission:	1.9% GST inc
Marketing Balance:	-\$0.00
Portal Instructions:	PRICE DISCLOSED

Agent Details	
Agency:	NSW
Address:	Level 5, 7 Eden Park Drive Macquarie Park NSW 2113
Phone:	1300 397 777
Email:	nsw@expaustralia.com.au
Listing Agent:	[M]: 0422707333, [E]: david.cowan@expaustralia.com.au
Selling Agent:	[M]: 0422707333, [E]: david.cowan@expaustralia.com.au
Other agent & Split arrangements:	Nil

Vendor Details	
Name:	Luke & Rylee Wiedeck & Fox
Address:	21 Jeans Street Muswellbrook NSW 2333
Phone:	[M]: 0432 094 451
Email:	lwiedeckproff@gmail.com

Vendor Solicitor Details	
Vendor Solicitor:	Cooper Williams Lawyers Attention: Alana Williams
Address:	135 Macquarie Rd
Phone:	[M]: 0407 142 413
Fax:	-
Email:	alana@cooperwilliams.com.au

Purchaser Details	
Name:	Thi Phi Huynh
Address:	17 BAREENA ST Canley Vale NSW 2166
Phone:	[M]: 0410 752 888
Email:	tphihuynh@yahoo.com

Purchaser Solicitor Details	
Purchaser Solicitor:	Vo Conveyancing & Associates Attention: Ms Tracey Tbt Vo
Address:	Level 1/37 John St Cabramatta NSW 2166
Phone:	[M]: 0430 863 939
Fax:	-
Email:	voconveyancing@gmail.com

Special Conditions	
Inclusions:	As per contract
Special Conditions:	Vendor and Buyer agree to a 10 day cool off, 5% deposit and 42 day Settlement
Other Instructions for EXP admin:	Yes- Vendor to pay \$550 admin fee to eXp AU at settlement