

Sales Advice - Detailed

17th February 2025

Property Details	
Address:	2 Skylark Avenue Thornton NSW 2322

Sale Details	
Contract Date:	TBC
Unconditional Date:	TBC
Settlement Date:	TBC
Contract Price:	\$570,000
Deposit:	10%
Commission:	2%
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:	Beverley Sutton
Address:	2 Skylark Avenue Thornton NSW 2322
Phone:	[M]: 0414 741 991
Email:	sutto666@optusnet.com.au

Vendor Solicitor Details	
Vendor Solicitor:	Ebony Laithwaite Conveyancing Attention: Ebony
Address:	Shop 1/83 Bold St, Laurieton NSW 2443
Phone:	0423 425 075
Fax:	
Email:	elconveyancing@outlook.com

Purchaser Details	
Name:	Jessica Lee Cross
Address:	21 Bardia Rd Shortland 2307
Phone:	0423347603
Email:	jessica.cross5@outlook.com

Purchaser Solicitor Details	
Purchaser Solicitor:	Leanne White Solicitor & Conveyancer Attention: Jo - Anne Jagoe
Address:	PO Box 835 Forster NSW 2428
Phone:	(02) 6554 8373
Fax:	02) 6557 6985
Email:	jo@leannewhite.com.au

Special Conditions	
Inclusions:	As per contract
Special Conditions:	5 day cool off - 10% deposit
Other Intructions for EXP admin:	Yes - Vendor to pay \$550 admin fee to eXp AU at settlement