

Sales Advice - Detailed

19th February 2025

Property Details	
Address:	196 Aries Way Elmore Vale NSW 2287

Sale Details	
Contract Date:	TBC
Unconditional Date:	TBC
Settlement Date:	TBC
Contract Price:	\$1,175,000
Deposit:	5%
Commission:	2.2%
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:	Maynie Roberts
Address:	196 Aries Way Elmore Vale NSW 2287
Phone:	[M]: 0425 227 337
Email:	geoff2103@gmail.com

Vendor Solicitor Details	
Vendor Solicitor:	Aimee - Travis Partners Attention: Sir/Madam
Address:	Suite 9C, Level 3, The Boardwalk 1 Honeysuckle Drive, Newcastle NSW 2300
Phone:	+61 2 4044 4222
Fax:	-
Email:	michaela.petersen@travis.partners

Purchaser Details	
Name:	Dalin Alejandrino & Emerson Alejandrino
Address:	54 Corunna Road, Stanmore NSW 2048
Phone:	Lyn Blundell Buyer Agent - 0411594315
Email:	emerson.alejandrino@gmail.com dalinvann@gmail.com

Purchaser Solicitor Details	
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Purchaser Solicitor:	<div>Alex Sapounas, CM Lawyers</div> <div>Attention: Sir</div>
Address:	138 Marrickville Rd, Marrickville NSW 2204
Phone:	0295579000
Fax:	-
Email:	alex@cmlaw.com.au

Special Conditions	
Inclusions:	As per contract
Special Conditions:	5% deposit with a 10-day cooling-off period: 0.25% payable at exchange, with the remaining 4.75% due before the end of the cooling-off period
Other Instructions for EXP admin:	Yes Vendor to pay \$550 admin fee to eXp AU at settlement