

Sales Advice - Detailed

14th June 2025

Property Details	
Address:	109/333 Cessnock Road Gillieston Heights NSW 2321

Sale Details	
Contract Date:	14/6/25
Unconditional Date:	TBA
Settlement Date:	15/9/25
Contract Price:	\$390,000
Deposit:	5% - \$19,500
Commission:	\$7,700.00
Marketing Balance:	Nil
Portal Instructions:	PRICE UNDISCLOSED

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:	Nicole Bevan
Address:	23 Forbes Cres Cliftleigh NSW 2321
Phone:	[M]: 0408 493 136
Email:	nicole_bevan@bigpond.com

Vendor Solicitor Details	
Vendor Solicitor:	N/A - Bill of Sale
Address:	-
Phone:	-
Fax:	-
Email:	-

Purchaser Details	
Name:	Jennifer Couell
Address:	32 Mahogany Cres, Yarravel, NSW 2440
Phone:	[M]: 0400 436 090
Email:	jennifercouell@gmail.com

Purchaser Solicitor Details	
Purchaser Solicitor:	N/A - Bill of Sale
Address:	-
Phone:	-
Fax:	-
Email:	-

Special Conditions	
Inclusions:	As per contract Agreement

Special Conditions:	<p>The buyer agrees to rent the property from 1 September 2025 at a rate of \$204.70 per week. Rent will be payable up until 15 September 2025, the settlement date.</p> <ul style="list-style-type: none">• The total rent payable for this period is \$438.60, which will be added to the purchase price and paid at settlement.• Agreed purchase price: \$390,000.00• Less deposit paid (5%): \$19,500.00• Plus rent: \$438.60• Final amount due at settlement: \$370,938.60
Other Instructions for EXP admin:	Yes Vendor to pay \$550 admin fee to eXp AU at settlement