

25 March 2025

LJ Hooker Merrylands
Suite 1, Level 6,
1 Horwood Place
Parramatta NSW 2150

Attention: Peter Tannous

By Email Only: peter.tannous@ljhooker.com.au

Dear Peter

Myers & Briggs proposed sale
Property: 6 McFarlane Street, Merrylands
Our ref: AR:275418 - 15055190_1

We act for the Vendor and **enclose** by way of secure link below a copy contract prepared to enable you to proceed with marketing of the property.

https://secureexchange.com.au/secure/propertysales/public/r?r=sf&t=NTgwODc%3d_zwVzCw7k_1

The Contract is being sent to our client at the same time as you and is therefore subject to any amendments which our client may require.

Please note the following:

1. the contract is submitted as a draft for exhibition purposes in compliance with s63 of the *Property, Stock and Business Agents Act 2002* ("the Act");
2. any alterations or additions are subject to the vendor's final instructions;
3. you may only make changes to the contract with the vendor's consent or as authorised by s64 of the Act;
4. if the property is being sold by private treaty, the contract contains a certificate of independent advice drafted to comply with section 66W of the *Conveyancing Act 1919*;
5. if contracts are exchanged where "cooling-off" rights of the purchaser are preserved, the deposit payable when those rights have expired must be 10% of the sale price unless otherwise agreed;
6. if the property proceeds to an Auction, we have included special condition 48 (Auction – Conditions of Sale) regarding conditions of sale by Auction;

7. if the proposed purchaser, is a corporation, then you must ensure that special condition 49 (Guarantee) is executed by the directors of any corporate purchaser if you are instructed to be involved in the exchange of contracts; and
8. the property is being sold as GST-free because the sale is the supply of a going concern. Should any of the leases be terminated without entering into a new lease which commences on the date the previous lease is terminated then the supply is may no longer be a going concern, and the property may be subject to GST. It is imperative that you advise our office immediately if any of the leases are terminated between now and settlement of the property.

Please keep us informed as to your progress in selling the property in accordance with the instructions of our client.

If you wish to discuss any part of the contract, please contact the writer.

We look forward to hearing from you.

Yours faithfully
Turner Freeman



Ana-lyce Russell
Lawyer
Ana-lyce.Russell@turnerfreeman.com.au

Partner: Lisa Barca

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