Australian Property Sale (Property Sale) contract template

Note: The following is a generic template clause and should be adjusted according to specific state/territory regulations (e.g. NSW, VIC, QLDB, WA, etc.) and specific facts. Please consult a lawyer or professional before use.

1. Premises and the parties

The seller and the buyer enter into this contract for the real estate located \_\_\_\_\_\_ (plot/address), and the property area, land number, existing buildings and property rights are detailed in the attached schedule.

2. Price and deposit

The purchase price is AUD \_\_\_\_\_\_, and the buyer pays a deposit of AUD \_\_\_\_\_\_ (included in the total purchase price) to the seller, with the balance payment or bank loan arrangement to be made upon satisfaction of the prerequisites.

3. Prerequisites (conditions for purchase)

This contract is subject to the following preconditions (if applicable): the Buyer obtaining satisfactory loan approvals, property inspection/structural testing, title investigation, development restrictions, or other statutory approvals. If such preconditions are not fulfilled within the agreed period, the Buyer shall have the right to terminate this contract and retain the deposit.

4. Delivery and transfer of title

The delivery date is \_\_\_\_ \_\_\_\_. The seller shall hand over the house and assist in completing the transfer and registration of ownership at the time of delivery, and settle and adjust the fees/taxes at the time of delivery.

5. Taxes, stamp duties and other charges

The payment of stamp duty, attorney's fee, transfer fee and related taxes shall be carried out according to the contract or legal provisions (usually the buyer bears the stamp duty).

6. Disclosure obligations and seller &apos; s representations

The Seller shall disclose known restrictions on title, outstanding mortgages, easements, planning restrictions, environmental issues and matters affecting the value or use of the property. The Seller is responsible for the authenticity of its representations.

VII. Remedies for breach of contract

If either party breaches the contract, the non-breaching party may demand performance, rescission and/or claim for damages. The calculation of liquidated damages and specific remedies shall be specified in this article.

8. Arbitration and applicable law

Any dispute arising from this Contract shall be settled in accordance with the laws of the state/territory specified herein, and negotiation and mediation shall be preferred. If necessary, the dispute shall be submitted to the court or arbitration institution for settlement.

 sign ：

Party A (signature):

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_ \_\_\_\_

乙方(signature):

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_ \_\_\_\_

Witness (if applicable): Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_ \_\_\_\_

Disclaimer: This template is for reference only. The specific legal consequences shall be subject to the formal contract text and local laws. It is recommended that an Australian practicing lawyer or senior legal counsel review and customize it according to the laws of the state where it is used.