

Leeanne Byrne

From: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Sent: Wednesday, 4 February 2026 1:29 PM
To: Jared Smith
Cc: EzyStep | Tahlia; Toukley McGrath
Subject: RE: Fing Proposed Sale of 15 Weemala Street BUDGEWOI
Attachments: COS 15 Weemala St Budgewoi.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon

Please find attached **COMPLETE** marketing contract for your information and attention. We wish you all the best with the marketing process and look forward to hearing from you once a purchaser is found.

Have a beautiful week.

Kind Regards
Jamie-lee



Jamie-Lee Carragher
LICENSED CONVEYANCER/ DIRECTOR
info@ezystepconveyancing.net.au
www.ezystepconveyancing.net.au
Celebrating 11 years of helping dreams come true

EZYSTEP
CONVEYANCING

TOUKLEY OFFICE
1, 313 Main Road, Toukley NSW
PHONE: 02 4396 4895
AFTER HOURS: 0400 000 000

 **HAVE YOU BEEN ASKED TO TRANSFER MONEY? CALL AND VERIFY BEFORE YOU PAY**

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From: Jared Smith <JaredSmith@mcgrath.com.au>
Sent: Monday, 2 February 2026 1:53 PM
To: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Cc: EzyStep | Tahlia <reception@ezystepconveyancing.net.au>
Subject: RE: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Awesome thank you.

Jared Smith
McGrath Estate Agents

M 0432 584 154

Leave a [review](#) for my service

Toukley | Lake Macquarie | Long Jetty | Ettalong | Gosford | Terrigal | Avoca | Hunter Valley

From: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>

Sent: Friday, 30 January 2026 9:18 AM

To: Jared Smith <JaredSmith@mcgrath.com.au>

Cc: EzyStep | Tahlia <reception@ezystepconveyancing.net.au>

Subject: RE: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Yes we will need a new 10.7 cert and update the title. I will order this now and get the updated contract over to you.

Kind Regards
Jamie-lee

Jamie-Lee Carragher
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From: Jared Smith <JaredSmith@mcgrath.com.au>

Sent: Friday, 30 January 2026 9:16 AM

To: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>

Subject: RE: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Morning ladies, we are preparing to go to market. Does this COS need a new 10.7?

Could you seek new instructions from clients

Jared Smith
McGrath Estate Agents

M 0432 584 154

Leave a [review](#) for my service

Toukley | Lake Macquarie | Long Jetty | Ettalong | Gosford | Terrigal | Avoca | Hunter Valley

From: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Sent: Tuesday, 27 February 2024 4:22 PM
To: Jared Smith <JaredSmith@mcgrath.com.au>
Subject: RE: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Good afternoon

Please see attached **DRAFT** marketing contract for your information and attention. We are still waiting on a few certificates and will send the complete contract to you once at hand. We wish you all the best with the marketing process.

Was nice to catch up this morning. Have a great afternoon.

Kind Regards
Jamie-lee



Jamie-Lee Carragher

LICENCED CONVEYANCER/ DIRECTOR

info@ezystepconveyancing.net.au
www.ezystepconveyancing.net.au

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From: Jared Smith <JaredSmith@mcgrath.com.au>
Sent: Tuesday, February 27, 2024 4:00 PM
To: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Subject: Re: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Jamie-Lee

Thanks for popping in today, appreciate the great work and standard of service you ladies operate 👍

I gather a complete COS is unlikely soon due to council delays? Can we can get an incomplete so I can conduct some off market viewings tomorrow / Thursday?

Kind Regards,

Jared Smith
Sales Agent
McGrath Estate Agents
M 0432 584 154
E jaredsmith@mcgrath.com.au
Leave a [review](#) for my service

On 26 Feb 2024, at 8:31 pm, EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au> wrote:

Perfect. We will give you a call tomorrow at 1.30pm .

Kind Regards
Jamie

[<image001.png>](#)
[How do you rate us?](#)

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From: Stewart Fing <stewart.fing@bigpond.com>
Sent: Monday, February 26, 2024 8:30 PM
To: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Cc: Jared Smith <JaredSmith@mcgrath.com.au>; micheleling@gmail.com; EzyStep | Tahlia <reception@ezystepconveyancing.net.au>
Subject: Re: Fing Proposed Sale of 15 Weemala Street BUDGEWOI

Hi Jamie-Lee
Between 1:30 and 2:00 would be fine
Thanks
Stewart

Sent from Stewart's iPad

On 26 Feb 2024, at 20:18, EzyStep | Jamie-Lee
<info@ezystepconveyancing.net.au> wrote:

Good evening Jared,

Yes of course, thank you.

Michele and Stewart, what time is best to call you tomorrow to obtain instructions and go through the process?

Kind Regards
Jamie-lee

<image001.png>

[How do you rate us?](#)

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From: Jared Smith <JaredSmith@mcgrath.com.au>
Sent: Monday, February 26, 2024 8:15 PM
To: EzyStep | Jamie-Lee <info@ezystepconveyancing.net.au>
Cc: michelefing@gmail.com; stewart.fing@bigpond.com
Subject: Fing Proposed Sale of 15 Weemala Street BUDGEWOI
Importance: High

Good evening Jamie-lee,

I have met with Michele and Stewart this afternoon and we are looking to arrange some potential buyers through their home ASAP.

Please see the attached agency agreement, would you please reach out to obtain formal instructions to prepare a contract of sale at your earliest convenience.

Many thanks,

Jared Smith
Sales Agent
McGrath Estate Agents
M 0432 584 154
E jaredsmith@mcgrath.com.au
Leave a [review](#) for my service

<~WRD1538.jpg>

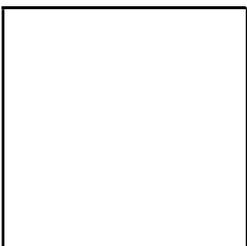
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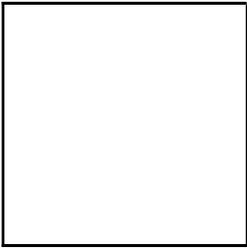
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