

Sales Advice

10th July 2026

Property Details	
Address:	19 Tallowood Crescent Ourimbah NSW 2258

Sale Details	
Contract Date:	10th of July, 2026
Unconditional Date:	24th of July, 2026
Settlement Date:	4th of September, 2026
Contract Price:	\$1,180,000.00
Deposit:	\$2,950.00
Commission:	\$23,600.00
Marketing Expenses Owed:	\$9665.90

Agent Details	
Agency:	McGrath Gosford
Address:	Suite 7 Level 3 69 Central Coast Highway West Gosford NSW 2250
Phone:	02 4323 4833
Fax:	02 4323 4491
Email:	gosford@mcgrath.com.au
Listing Agent:	Peter Morris [W]: 02 4323 4833, [M]: 0405 155 702, [E]: petermorris@mcgrath.com.au
Selling Agent:	Peter Morris [W]: 02 4323 4833, [M]: 0405 155 702, [E]: petermorris@mcgrath.com.au

Vendor Details	
Name:	Cindy Anne Hamilton
Address:	19 Tallowood Crescent Ourimbah NSW 2258
Phone:	[M]: 0414 530 927
Email:	cindyhamilton1582@gmail.com

Vendor Solicitor Details	
Vendor Solicitor:	Catherine Davies Conveyancing Attention: Catherine Davies
Address:	362 The Entrance Road Long Jetty NSW 2261
Phone:	[M]: 0423 256 751, [W]: 02 4332 4979
Fax:	02 4332 0108
Email:	admin@cdconveyancing.com.au

Purchaser Details	
Name:	Jennifer Jean Lane and Muhammad Mehdi
Address:	15 Dulwich Road Springfield NSW 2250

Purchaser Solicitor Details	
Purchaser Solicitor:	Kirkby & Associates Attention: Susan Kirkby
Address:	GO4, 25 Ryde Road Pymble NSW 2073
Phone:	[M]: 0418 463 551, [W]: 02 9874 3800
Fax:	02 9874 1478
Email:	susank@kirkbylaw.com.au

Special Conditions	
Inclusions:	As per contract
Special Conditions:	10 Day Cool Off, 5% Deposit, 8 week settlement