

PRIVATE HOUSE SALE CONTRACT - QUEENSLAND

Property Address: _____ Contract Date: _____

Seller Details:

Full Name(s): _____

Address: _____

Phone Number: _____

Email Address: _____

Buyer Details:

Full Name(s): _____

Address: _____

Phone Number: _____

Email Address: _____

Property Details:

Title Reference: _____

Lot and Plan Number: _____

Fixtures Included: _____

Purchase Price and Terms:

Purchase Price: _____ AUD

Deposit Amount: _____ AUD

Deposit Payment Method and Date: _____

Balance Payment Method and Schedule: _____

Clause 1 – Sale Agreement

The Seller agrees to sell and the Buyer agrees to purchase the property described above on the terms and conditions set out in this Contract.

Clause 2 – Deposit

The Buyer must pay the deposit amount specified above into the trust account of the Seller's agent or the Seller's solicitor/licensed conveyancer as nominated in this Contract, by the specified method and date.

Clause 3 – Balance of Purchase Price

The balance of the purchase price must be paid on the Settlement Date or as otherwise agreed by the parties in writing.

Clause 4 – Settlement

Settlement shall occur on the date and at the place agreed by the parties or at the standard settlement location in Queensland if not otherwise specified.

Clause 5 – Title and Encumbrances

The Seller warrants that they are the registered owner of the property and will provide the Buyer with good and

marketable title free from any encumbrances, except those disclosed in this Contract.

Clause 6 – Inclusions and Exclusions

The fixtures and fittings included in the sale are those listed in the Property Details section; all other items are excluded unless otherwise agreed in writing.

Clause 7 – Risk

Risk in the property passes to the Buyer on settlement.

Clause 8 – Adjustments

Council rates, water rates, body corporate fees, and other outgoings shall be adjusted as at settlement.

Clause 9 – Building and Pest Inspection

The Buyer may obtain building and pest inspections prior to settlement at the Buyer's cost.

Clause 10 – Finance

This Contract is not subject to the Buyer obtaining finance unless otherwise stated in an attached schedule.

Clause 11 – Cooling-Off Period

The statutory cooling-off period under Queensland law applies unless the Buyer waives this right in writing.

Clause 12 – Default

If the Buyer defaults in payment or other obligations, the Seller may terminate this Contract and claim damages as permitted by law.

Clause 13 – Notices

Notices under this Contract must be in writing and delivered personally, by post, or by email to the addresses specified.

Clause 14 – Privacy

The parties agree to handle personal information in compliance with applicable privacy laws.

Clause 15 – Entire Agreement

This Contract constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings.

Clause 16 – Governing Law

This Contract is governed by the laws of the State of Queensland, Australia.

Clause 17 – Counterparts

This Contract may be executed in counterparts and all counterparts taken together form one agreement.

Clause 18 – Special Conditions

Any special conditions agreed by the parties must be set out in an attached schedule and form part of this Contract.

Clause 19 – Vendor's Disclosure

The Seller declares they have disclosed all material facts and defects affecting the property known to them.

Clause 20 – Signatures

The parties have read, understood, and agree to be bound by this Contract by signing below.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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