



Suite 1, 11 Railway Street  
Chatswood NSW 2067  
PO Box 171, Chatswood NSW 2057  
**Telephone: (02) 9411 8044**  
Facsimile: (02) 9411 8179  
Email: [info@c21seiwa.com.au](mailto:info@c21seiwa.com.au)  
Website: [www.century21.com.au/chatswood](http://www.century21.com.au/chatswood)

## **SALES ADVICE**

**Sale Date:** 1<sup>st</sup> June 2017

**Property Address:** 38 Anderson Street,  
Chatswood NSW 2067

**Vendor:** Cheung Cheung Pty Ltd

**Vendor Solicitor:** Leongs Solicitors  
Attention: Garry Leong  
Suite 702, 66 Hunter Street  
Sydney NSW 2067  
[garry@leongssolicitors.com.au](mailto:garry@leongssolicitors.com.au)  
Phone: 02 9221 2680

**Purchaser:** 3 McIntosh Pty Ltd (ACN 617 464 294)  
Level 4, 1 McLaren Street  
North Sydney NSW 2060

**Purchaser Solicitor:** GFM, GOLDRICK FARRELL MULLAN LAWYERS  
Suite 12, Level 10, 809 Pacific Highway,  
CHATSWOOD NSW 2067  
Kerrie Bore & Vin Goldrick  
[kerrie.bore@gfm.com.au](mailto:kerrie.bore@gfm.com.au)  
[Vin.Goldrick@gfm.com.au](mailto:Vin.Goldrick@gfm.com.au)  
[property@gfm.com.au](mailto:property@gfm.com.au)  
Phone: 61 2 9413 2600 (Kerrie) or 9267 7311 (Vin)  
Fax: 61 2 9419 8872

**Sale Price:** \$22,000,000 + 2 off plan apartments

**Selling Agent:** Century 21 Seiwa  
Suite 1, 11 Railway Street  
Chatswood NSW 2067  
Phone: 9411 8044 Mob, 0411 595 505  
Fax: 9411 8179  
Attn: Garo Karamanian [garo@c21seiwa.com.au](mailto:garo@c21seiwa.com.au)

**Deposit Held:** Nil

**Special Conditions:** See following page.



Page 2 of 2

**Special Conditions: 38 Anderson Street, Chatswood**

1. Price: \$22,000,000
2. Put & Call Option (with Director Guarantees)
3. Term: 22 months
4. 5% on exchange + 5% after 12 months
5. Settlement: 8 weeks
6. Rent free for the vendor after settlement for one 2 bedroom apartment at 38 Anderson Street, Chatswood till new development at 3-5 Help Street is ready for occupation.
7. Purchaser to contribute \$3000 for vendors legal expenses.
8. Agent commission only payable by purchaser.

In addition to the above, the purchaser to provide to the Vendor, two off plan units in the New Development at 3-5 Help Street, Chatswood, these units to each have;

9. 80sqm internal area + Balcony + 1 Car space + storage.
10. Minimum to be level 10
11. Should the vendor prefer not to enter into an off plan contract for the new apartments, they have the choice to cash in after 24 months for \$1.6m (each)

3 Mcintosh Pty Ltd  
ACN 617 464 294

PO Box 1850  
North Sydney NSW 2060

08<sup>th</sup> Apr 2020

Dear Owners of 38 Anderson Street,

- HVM Group is an Australian developer <https://www.hvmgroup.com.au>
- They have completed 1000's of units throughout Sydney metropolitan during the last 35 years,

And more specifically 150 units in 28 Anderson, Chatswood,

<https://www.toga.com.au/project/the-chatswood/>

- They are in process of lodging a planning proposal to change the zoning and further develop some of your neighbouring properties,

- They wish to reach an agreement with you:

To swap your land with 18 brand new units (mixture of 1,2- and 3-bedroom units) in a future development, erected on your land, (or a mixture of units and cash,)

We need to know your level of interest, so we can engage our and your solicitors in drafting a Head of Agreement between our two parties,

Best Regards,

Anna Luu on behalf of 3 McIntosh Pty Ltd

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**From:** [zzzEbony McGlynn](#)  
**To:** [Garo Karamanian](#)  
**Cc:** [Harry Vakili](#); [zzzAnna Luu](#); [Sid Kolahdouzan](#)  
**Subject:** Formal Offer: 38 Anderson Street, Chatswood  
**Date:** Tuesday, 18 May 2021 11:30:51 AM

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## Without Prejudice

Dear Garo,

Below is our offer to 38 Anderson Street, Chatswood. Please pass this offer onto them in your meeting tomorrow. Please note, the 5% discount offer has been removed.

It would be good to acknowledge the fact that their site does make life easier for us, however – it is not essential, and we will proceed without them should the price become prohibiting.

- Price \$35m
- 3 Years Put and Call Option
- Option Fee payable at the start of each year:
  - 1% (first year)
  - 2% (second year)
  - 7% (third year)
- Right given to vendor to purchase back when the finished development is up for sale

Kind regards,

**Ebony McGlynn**

T +61 2 9492 6500 | Mobile 0414 018 236  
Head Office | Level 4, 1 McLaren Street North Sydney NSW 2060  
PO Box 1850, North Sydney NSW 2059



Suite 1, 11 Railway Street  
Chatswood NSW 2067  
PO Box 171, Chatswood NSW 2057  
**Telephone: (02) 9411 8044**  
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Website: [www.century21.com.au/chatswood](http://www.century21.com.au/chatswood)

## **SALES ADVICE**

**Sale Date:** 24<sup>th</sup> May 2021

**Property Address:** 38 Anderson Street,  
Chatswood NSW 2067

**Vendor:** Cheung Cheung Pty Ltd

**Vendor Solicitor:** Leongs Solicitors  
Attention: Garry Leong  
Suite 702, 66 Hunter Street  
Sydney NSW 2067  
[garry@leongssolicitors.com.au](mailto:garry@leongssolicitors.com.au)  
Phone: 02 9221 2680

**Purchaser:** 3 McIntosh Pty Ltd (ACN 617 464 294)  
Level 4, 1 McLaren Street  
North Sydney NSW 2060

**Purchaser Solicitor:** GFM, GOLDRICK FARRELL MULLAN LAWYERS  
Suite 12, Level 10, 809 Pacific Highway,  
CHATSWOOD NSW 2067  
Phoebe Zhang [phoebe.zhang@gfm.com.au](mailto:phoebe.zhang@gfm.com.au)  
[kerrie.bore@gfm.com.au](mailto:kerrie.bore@gfm.com.au)  
[Vin.Goldrick@gfm.com.au](mailto:Vin.Goldrick@gfm.com.au)  
[property@gfm.com.au](mailto:property@gfm.com.au)  
Phone: 61 2 9413 2600 (Kerrie) or 9267 7311 (Vin)  
Fax: 61 2 9419 8872

**Sale Price:** \$38,000,000

**Selling Agent:** Century 21 Seiwa  
Suite 1, 11 Railway Street  
Chatswood NSW 2067  
Phone: 9411 8044 Mob, 0411 595 505  
Fax: 9411 8179  
Attn: Garo Karamanian [garo@c21seiwa.com.au](mailto:garo@c21seiwa.com.au)

**Deposit Held:** Nil

**Special Conditions:** See following page.



Page 2 of 2

**Special Conditions: 38 Anderson Street, Chatswood**

1. Price: \$38,000,000
2. Put & Call Option (with Director Guarantees)
3. Term: 36 months
4. 1% on exchange  
2% after 12 months  
7% after 24 months
5. Agent commission payable by purchaser
6. First right of refusal for the off plan apartments to be built on this site
7. Vendor Solicitor to prepare contract for sale
8. Purchaser Solicitor to prepare put and call contract

**From:** [Harry Vakili](#)  
**To:** [Reza Vakili](#)  
**Cc:** [zzzEbony McGlynn](#); [Sid Kolahdouzan](#); [zzzAnna Luu](#)  
**Subject:** 38 Anderson  
**Date:** Friday, 25 June 2021 3:38:13 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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Hi team;

To keep you in the loop,

I met with Garry, the solicitor, yesterday

- He wants certainty for deal to close at \$38m
- He is aware of huge overprice we are paying,
- He understands a risk free price would be much much less,
- He wanted me to be the guarantor , if possible,
- He wanted me to increase deposit (hurt money as he called it) to %5
- He was aware of the request by Timothy (brother) to extend until end of the month

I told him

- I would increase deposit to %2
- I would give personal guarantee for up to \$3.8m
- I would give them until end of the month,



**Hassan Vakili**

managed cost-effective reliable IT

**P** +61 294 926 507

**E** [hassan@mcr.com.au](mailto:hassan@mcr.com.au)

**A** Level 4, 1 McLaren Street, North Sydney



mcr.com.au



Suite 1, 11 Railway Street  
Chatswood NSW 2067  
PO Box 171, Chatswood NSW 2057  
**Telephone: (02) 9411 8044**  
Facsimile: (02) 9411 8179  
Email: [garo@c21seiwa.com.au](mailto:garo@c21seiwa.com.au)  
Website: [www.century21.com.au/Chatswood](http://www.century21.com.au/Chatswood)

22<sup>nd</sup> September 2022

To whom it may concern

This is to certify that our company has been commissioned by Vakili family in assisting them to amalgamate several sites in Chatswood CBD.

More specifically we have been in discussions with the owners of 38 Anderson for the last 6 years, during this long time, they have been consistently reluctant to sell the property,

That said, however, I managed to get their agreement in one occasion in May of 2017, to sell the site for \$22,000,000 + 2 x 80sqm off plan apartments in the Vakili's future development at 3-5 Help street. Subsequently, sales advice was issued on June 01, 2017, to all parties and their solicitors, (Attached). They however, withdrew from the sale as a result of family issues in Hong Kong.

I continued discussion with them throughout the years, and on different occasions, verbal agreements were reached but before confirming in writing they were cancelled.

Until, April of 2021, where vendors asked for a considerably higher price of \$38,000,000 to which the Vakili's agreed, and sales advices were subsequently issued on May 24, 2021, as per attached.

Again, after solicitors were involved and considerable expense to Vakili's, unfortunately the vendor withdrew from selling again,

Last conversation I had with vendor was that I should stop pursuing a sale. My professional opinion is that any attempts to purchase the property at any future date would result in the same sequence of events as described above.

Regards

Kind regards,  
CENTURY 21 Seiwa

A handwritten signature in black ink, appearing to read 'Garo Karamanian', is written over a light blue horizontal line.

Garo Karamanian  
Director  
[garo@c21seiwa.com.au](mailto:garo@c21seiwa.com.au)





CI Australia Pty Limited  
Level 5, 35 Clarence Street  
Sydney NSW 2000

Phone : +61 2 8238 0000  
Email : sydney@ciaustralia.com.au  
Web : www.ciaustralia.com.au

## Expression of Interest Document

### 38 ANDERSON STREET CHATSWOOD

#### 1. Proponent's Details

Full Name / Company Name: 3 McIntosh Pty Ltd  
ACN or ABN (if applicable): 59 617 464 294  
Address: L4, 1 McLaren St, North Sydney, 2060  
Telephone No: +61 412 171 188  
Facsimile No: \_\_\_\_\_

#### 2. Proponent's Solicitors Details

Full Name: Kayla Johnstone / Goldrick Farrell Mullan  
Address: Suite 12, Level 10, 809 Pacific Highway, 2067.  
Telephone No: +61 2 9267 7311  
Facsimile No: +61 2 9419 8872  
Contact: Kayla Johnstone

#### 3. Price offered by Proponent (exclusive of GST)

AUD\$: 24,500,000 \_\_\_\_\_

#### 4. Deposit

AUD\$: 10% \_\_\_\_\_

#### 5. Settlement Date

18 months \_\_\_\_\_



## Expression of Interest Document

### 6. Details of the Proponents' funding

Family - Bank.

### 7. Does the Proponent require FIRB approval?

NO

### 8. Due Diligence Period

NONE.

### 9. Special Conditions (if any)

NONE.

### 10. Executed by the Proponent

This 1st day of June 2023

Signature:

Name:

Reza Vakili

(Being duly authorised to sign on behalf of the proponent)

## Expression of Interest Closing

4pm 1<sup>st</sup> June 2023

Shirley Fan 0452 531 797

Nick Lowry 0408 891 376



CI Australia Pty Limited  
Level 5, 35 Clarence Street  
Sydney NSW 2000

Phone : +61 2 8238 0000  
Email : sydney@ciaustralia.com.au  
Web : www.ciaustralia.com.au

## Expression of Interest Document

### 38 ANDERSON STREET CHATSWOOD

#### 1. Proponent's Details

Full Name / Company Name: 3 McIntosh Pty Ltd

ACN or ABN (if applicable): 59 617 464 294

Address: L4, 1 McLaren Street, North Sydney 2060

Telephone No: +61 412 171 188

Facsimile No:

#### 2. Proponent's Solicitors Details

Full Name: Kayla Johnstone, Goldrick Farrell Mullan

Address: Suite 12, Level 10, 809 Pacific Highway, Chatswood, 2067

Telephone No: +61 2 9267 7311

Facsimile No: +61 2 9419 8872

Contact: Kayla Johnstone

#### 3. Price offered by Proponent (exclusive of GST)

AUD\$: 33 million

#### 4. Deposit

AUD\$: 3,300,000 (10% of purchase price)

#### 5. Settlement Date

12 months from exchange of contracts



## Expression of Interest Document

### 6. Details of the Proponents' funding

Family - Bank

### 7. Does the Proponent require FIRB approval?

No

### 8. Due Diligence Period

For a period of 48 hours from receipt of final sales contract.

### 9. Special Conditions (if any)

Nil

### 10. Executed by the Proponent

This 7th \_\_\_\_\_ day of June \_\_\_\_\_ 2023

Signature:

Name:

HASSAN VAKILI

(Being duly authorised to sign on behalf of the proponent)

**Expression of Interest Closing**  
4pm 1<sup>st</sup> June 2023

Shirley Fan 0452 531 797

Nick Lowry 0408 891 376



7 June 2023

Mr Nick Lowry  
Director, Metropolitan Sales  
CI Australia  
Level 7, 2 Elizabeth Plaza  
NORTH SYDNEY NSW 2060

Email: [nlowry@ciaustralia.com.au](mailto:nlowry@ciaustralia.com.au)

Dear Nick,

**RE: EOI- 38 ANDERSON STREET, CHATSWOOD**

I have been requested by Mr Hassan Vakili on behalf of 3 McIntosh Pty Ltd to submit the attached revised EOI for 38 Anderson Street, Chatswood.

Mr Vakili is well known to Sheads over several decades and is the ideal purchaser for 38 Anderson Street, Chatswood.

We have persuaded him to submit a realistic, competitive bid. Hopefully it is satisfactory.

Look forward to your response.

Yours sincerely,  
**Shead Property**

**Rick Sombroek**  
Principal

Encl.





7 June 2023

Mr Hassan Vakili  
3 McIntosh Pty Ltd  
Level 4  
1 McLaren Street  
NORTH SYDNEY NSW 2060

Dear Hassan,

I have attached draft EOI for 38 Anderson Street, Chatswood which is closing at 4pm today.

Could you please sign, date and email back to me as soon as possible assuming you are satisfied with it.

In respect to our fee for acting on your behalf in this matter, we agree with your offer of \$175,000.00 ex gst to be paid upon the successful purchase of 38 Anderson Street, Chatswood.

A successful purchase would be by way of <sup>settlement.</sup> ~~an exchange of sales contracts or the date of entering into a Put and Call Option contract.~~ ND

Could you also please sign this email confirming our above agreement.

Yours sincerely,

**Shead Property**

**Rick Sombroek**

Principal

Encl.

Hassan Vakili







CI Australia Pty Limited  
Level 5, 35 Clarence Street  
Sydney NSW 2000

Phone : +61 2 8238 0000  
Email : sydney@ciaustralia.com.au  
Web : www.ciaustralia.com.au

## Expression of Interest Document

### 38 ANDERSON STREET CHATSWOOD

#### 1. Proponent's Details

Full Name / Company Name: 3 McIntosh Pty Ltd

ACN or ABN (if applicable): 59 617 464 294

Address: L4, 1 McLaren Street, North Sydney 2060

Telephone No: +61 412 171 188

Facsimile No:

#### 2. Proponent's Solicitors Details

Full Name: Kayla Johnstone, Goldrick Farrell Mullan

Address: Suite 12, Level 10, 809 Pacific Highway, Chatswood, 2067

Telephone No: +61 2 9267 7311

Facsimile No: +61 2 9419 8872

Contact: Kayla Johnstone

#### 3. Price offered by Proponent (exclusive of GST)

AUD\$: 34.8 million

#### 4. Deposit

AUD\$: 3,480,000 (10% of purchase price)

#### 5. Settlement Date

8 months from exchange of contracts



## Expression of Interest Document

### 6. Details of the Proponents' funding

Family - Bank

### 7. Does the Proponent require FIRB approval?

No

### 8. Due Diligence Period

Not required

### 9. Special Conditions (if any)

Nil

### 10. Executed by the Proponent

This 7th \_\_\_\_\_ day of June \_\_\_\_\_ 2023

Signature:

Name:

HASSAN VAKILI

(Being duly authorised to sign on behalf of the proponent)

## Expression of Interest Closing

4pm 1<sup>st</sup> June 2023

Shirley Fan 0452 531 797

Nick Lowry 0408 891 376



Disclaimer:

Neither the provision of information by this form nor the signing of this form shall constitute a contract. No binding contract will exist until formal contracts have been agreed, executed and exchanged.

Expressions of Interest received may be considered as and when they are received or at any time.

The vendor reserves the right to extend the Closing Date and to deal with any person registering an interest or any other person, at any time and may exchange contracts with any purchaser at any time either before or after the date of closure of Expressions of Interest.

Prospective purchasers must (whether or not they purchase the property) keep confidential and not disclose any information disclosed to them or which they obtain in relation to the property which is not in the public domain, unless the Vendor specifically authorises the disclosure in writing, or the disclosure is made to an independent consultant retained by the prospective purchaser in relation to its expression of interest.

While any information material provided to prospective purchasers has been prepared in good faith and is believed to be accurate, it does not purport to be comprehensive. Prospective purchasers should not rely on any of the material provided, and should satisfy themselves as to its correctness by making their own enquiries. To the extent permitted by law, the Vendor and CI Australia will not be liable for any representations or warranties (express or implied) or information contained in or omitted from material provided to prospective purchasers in the course of their evaluation of the property.

This sale process is not a Tender.



**From:** [Harry Vakili](#)  
**To:** [Sid Kolahdouzan](#); [Polina Pavlenko](#); [Reza Vakili](#)  
**Subject:** FW: Price & Terms Confirmation - 38 Anderson Street, Chatswood  
**Date:** Thursday, 24 August 2023 9:14:58 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**From:** Nick Lowry <[nlowry@ciaustralia.com.au](mailto:nlowry@ciaustralia.com.au)>  
**Sent:** Wednesday, August 23, 2023 1:29 PM  
**To:** Harry Vakili <[Harry.vakili@mcr.com.au](mailto:Harry.vakili@mcr.com.au)>  
**Subject:** Price & Terms Confirmation - 38 Anderson Street, Chatswood

Hi Harry,

As discussed can you please confirm that you are prepared to proceed on the following terms and conditions:

- Entity: 38 Anderson Street Pty Ltd to be set up prior to Friday
- Price: \$39,000,000 subject to contract
- Deposit: 15% (\$5,850,000) to be released on exchange
- Settlement period: 18 months
- Guarantors: Hassan and Jilla Vakili
- Any special conditions: Subject to contract

I await your instructions.

Nick Lowry  
0408 891 376

Kind Regards

**Nick Lowry**

Director, Metropolitan Sales | [Connect with me on LinkedIn](#)  
Level 7, 2 Elizabeth Plaza, North Sydney NSW 2060  
D: +61 2 9458 2304 | M: +61 408 891 376 | [ciaustralia.com.au](http://ciaustralia.com.au)



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by mistake please promptly inform us by reply e-mail and then delete the e-mail and destroy any printed copy. You must only use the information in this e-mail for the purposes it is provided and you must not disclose any privileged, confidential, personal or proprietary information unless you are expressly authorised to do so. There is no warranty that this email is error or virus free.