BARRYPLANT

EXCLUSIVE SALE AUTHORITY

PARTICULARS OF APPOINTMENT

AGENT DETAILS

Agent: THE TRUSTEE FOR NO RESERVE AGENTS UNIT TRUST T/A Barry Plant Rosebud	ACN: 159 858 769	ABN: 37 724 401 341
Address: 1/28 McCombe Street, Rosebud Victoria 3939		
Attention: Craig Leo		
Phone: (03) 5986 8880	Mobile: 0412 502 938	Email: craig.leo@barryplant.com.au

VENDOR DETAILS

Vendor: Stefan Kausari	ACN:	ABN: N/A
Address: 70 Torbay Street, Macleod Victoria 3085		
Attention:		
Phone:	Mobile: 0400111691	Email: stefan.kousari@gmail.com

GUARANTOR/S DETAILS *(if applicable) (being the directors of a company if the company as a vendor)*

Full Name/s:		
Address:		
Attention:		
Phone:	Mobile:	Email:

PROPERTY DETAILS

Property: 2/101 Eastbourne Road, Rosebud Victoria 3939	
Included Chattels: Per the contract of Sale	
Excluded Fixtures or Improvements:	
Lot/Plan:	Certificate of Title Volume/Folio:

SALE TERMS

Exclusive Authority Period:	120 days			
Continuing Authority Period:	120 days from the end of the Exclusive Authority Period			
The property is being sold	☐ with vacant possession **OR**	☐ subject to any tenancy		
Vendor's asking price:	To Be Advised	payable in	30, 45, 60, 90	days of Day of Sale
To be sold on payment of:	☐ full purchase price payable in	days of days of sale		
	☐ upon terms of payment of full deposit and sum of: and the balance payable on settlement unless otherwise agreed by the Vendor.			

AGENT'S ESTIMATE OF SELLING PRICE (section 47A of the Estate Agents Act 1980)

Note: if a price range is specified, the difference between the upper and lower amounts cannot be more than 10% of the lower amount.

Single amount:	**OR** a range between:	$950,000	and $1,045,000
Revised amount: $880,000	**OR** a range between:	xxxxxxxxx and xxxxxxxxx	

21/10/2026 8/10/2026 9/09/2026 0/08/2026 21/10/2026

AGENT'S COMMISSION (incl GST)

Commission has been updated, refer to the revisions page.

An amount equal to 1.50% (including GST) of the Sale Price.

Example

If sold at price of: $1,045,000 GST N/A
Dollar amount of estimated commission: $15,675
Including GST of $1,425.00

MARKETING EXPENSES

Advertising: $0.00	Other: $0.00	Total: $0

Additional agreed Marketing Expenses must be paid on request per general condition 6.1

Marketing expenses are payable on:

ANTI-MONEY LAUNDERING AND COUNTER-TERRORISM FINANCING (AML/CTF)

☑ The Vendor acknowledges that the Agent is, or will be, required to comply with all applicable Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) legislation, regulations and industry obligations.

The Vendor agrees to provide all identification and verification documentation reasonably requested by the Agent for the purpose of conducting Know Your Customer (KYC) and related compliance checks if required.

The Vendor further agrees that all costs, fees or charges incurred by the Agent in carrying out AML/CTF, KYC or identity-verification enquiries in relation to the Vendor, any beneficial owner, or any related entity, shall be borne by the Vendor. Such amounts are payable by the Vendor on demand and may be deducted from sale proceeds or charged as an additional expense under this Authority.

WHETHER PERSONAL INFORMATION IS LIKELY TO BE DISCLOSED TO OVERSEAS RECIPIENTS

☐ We may engage an overseas support team to assist us with administrative tasks relating to your sale campaign. To complete the required tasks we need to disclose your personal information to a third party being Smartsourcing in the Philippines. In signing this Authority, you acknowledge and agree to your personal information may be disclosed to this third party.

NOTE: THE GENERAL CONDITIONS AND ANNEXURES 1 AND 2 FORM PART OF THIS AUTHORITY.

EXECUTED BY THE PARTIES AS AN AGREEMENT

Dated: Tue 28 Jul 2026

Signature of Agent:

28/07/2026
Craig Leo

Signature of Vendor(s):

Stefan Kousari
28/07/2026
Stefan Kausari

21/10/2026 08/10/2026 21/10/2026 /09/2026 30/08/2026 06/09/2026

BARRYPLANT

ANNEXURE 1 - REBATE STATEMENT

REBATE STATEMENT FORM APPROVED BY THE DIRECTOR FOR SECTIONS 48A AND 49A OF THE ESTATE AGENTS ACT 1980

IMPORTANT INFORMATION FOR VENDORS/LANDLORD(S)
A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. It is illegal for an Agent to keep any rebate they receive for advertising or other outgoings purchased by the Agent on your behalf. Section 48A of the Estate Agents Act 1980 requires the Agent to immediately pay you any rebate they receive in relation to the sale, management or leasing of your property. The agent is not entitled to retain any rebate and must not charge you an amount for any expense that is more than the cost of those expenses.

The Agent will not be, or is not likely to be, entitled to any rebates. ☑

OR

The Agent will be, or is likely to be, entitled to rebates. ☐

List of rebates:

- any outgoings; or
- any pre-payments made by the person engaging or appointing the agent (the client) in respect of any intended expenditure by the agent on the client's behalf; or
- any payments made by the client to another person in respect of the work.

Goods/services to which rebate relates	Name of the person or organisation providing the rebate	Amount (including GST)(if amount not known, provide an estimate)
		$

Signature of Agent:

28/07/2026
Craig Leo

Signature of Vendor(s)

Stefan Kousari
28/07/2026
Stefan Kausari

BARRYPLANT

ANNEXURE 2 - CONSIDERATION OF OFFERS

CONSIDERATION OF OFFERS FORM APPROVED BY THE DIRECTOR FOR COMPLIANCE WITH SECTION 16 OF THE ESTATE AGENTS (PROFESSIONAL CONDUCT) REGULATIONS 2018 AND THE AUSTRALIAN CONSUMER LAW (ACL)

IMPORTANT INFORMATION FOR VENDORS/LANDLORD(S)
To comply with Section 16 of the Estate Agents (Professional Conduct) Regulations 2018 and the ACL, the Agent must communicate to the Vendor(s) all offers to purchase the Property. The Agent is required to change the statement of information and associated marketing for the Property if:

a. in response to an enquiry of the Price of the Property, you advise the Agent that the offer Price is not acceptable to you; or

b. in response to a Price in an offer for the Property, you advise the Agent that the Price is not acceptable to you.

1. AUTHORITY FOR AGENTS TO DEAL WITH ENQUIRIES OR OFFERS

☑ By ticking this box, I/We authorise the Agent to deal with enquiries or offers for the Property in accordance with my/our preferences indicated below. I/We understand that I/We give the Agent another authorisation by completing a new authorisation form, which would render this Annexure 2 ineffective.

2. ENQUIRIES OR OFFERS PRIOR TO AUCTION

☐ By ticking this box, I/We confirm that I/We will not consider any enquiries or offers made before the Auction of the Property. This includes any enquiries or offers in a contract of sale.

3. ENQUIRIES OR OFFERS NOT IN A CONTRACT OF SALE (Tick one box only)

3A. All enquiries and offers in any form other than in the contract of sale

☐ I/We want to receive all price enquiries and offers for the Property in any way that is not in a contract of sale. I/We consent to receipt, either verbal or Written, as soon as the Agent receives a Price enquiry or offer.

OR

3B. Only Written enquiries or offers that are not in the contract of sale

☐ I/We only want to receive Written Price enquiries or offers for the Property that are not in the contract of sale, as soon as the Agent receives the Written Price enquiry or offer.

OR

3C. Only Written enquiries or offers that are not in the contract of sale above a specified Price

☐ I/We only want to receive Written Price enquiries or offers for the Property at or above $ as soon as the Agent receives the Written Price enquiry or offer.

4. ENQUIRIES OR OFFERS MADE IN A CONTRACT OF SALE

4A. No specified price

☐ By ticking this box, I/We confirm that I/We will only consider enquiries or offers made in a contract of sale for the Property if the purchaser(s), or their authorised agent has signed the contract of sale and paid an accompanying deposit* of the purchase price, being: $

OR

4B. No specified price

☐ I/We only want to receive enquiries or offers made in a contract of sale for the Property at or above $ with an accompanying deposit* of the purchase price, being $

*The deposit can/cannot (*circle the one that applies) be a deposit bond or bank guarantee. If I/We are willing to accept the deposit in the form of a deposit bond or bank guarantee, the agent MUST first confirm with my/our legal representative/conveyancer that the amount and form of deposit bond or bank guarantee is acceptable before presenting the enquiry or offer to me/us. (COMPLETE THIS SECTION)*

Signature of Agent:

28/07/2026

Craig Leo

Signature of Vendor(s)

Stefan Kousari

28/07/2026

Stefan Kausari

BARRYPLANT

ANNEXURE 3 - COMMISSION SHARING NOTICE

NOTICE OF COMMISSION SHARING

Notice of commission sharing form approved by the Director in accordance with Section 48 of the Estate Agents Act 1980

IMPORTANT INFORMATION FOR VENDORS/LANDLORD(S)
If the agent has agreed to share the commission that will be payable for selling, leasing or managing your property, before getting your signature to engage or appoint them, they must give you this commission sharing statement. This statement shows details of all other people who will share in the commission.

The Agent's commission will be shared with other people (other than a licensed estate agent or agent's representative employed by the agent, or a licensed agent who is in partnership with the agent.)

In accordance with Section 48 of the Estate Agents Act 1980, the agent states that the commission the agent is entitled to under the terms of this Authority will be shared with other people as follows:

Name and address of person with whom commission is to be shared	Description of such person
3754 Real Estate Pty Ltd ACN 664 492 577 Trading As Barry Plant (Doreen-Mernda) at C/-Alexander Spencer, Unit 6, 1414 Toorak Road, CAMBERWELL VIC 3124	Franchisee of the Barry Plant Group
Aberdeen Real Estate Pty Ltd ACN 649 962 158 Trading As Barry Plant (Macleod) at C/-Alexander Spencer, Unit 6, 1414 Toorak Road, CAMBERWELL VIC 3124	Franchisee of the Barry Plant Group
ANR Real Estate Pty Ltd ACN 639 187 018 Trading As Barry Plant (Lilydale) at 4B, 476 Dorset Road, CROYDON SOUTH VIC 3136	Franchisee of the Barry Plant Group
Aura Property Collection Pty Ltd ACN 688 279 127 Trading As Barry Plant (Manningham) at Level 1, 250 Blackburn Road, DONCASTER EAST VIC 3109	Franchisee of the Barry Plant Group
Ballarat PS1 Pty Ltd ACN 600 212 342 Trading As Barry Plant (Ballarat) at 80B Garsed Street, BENDIGO VIC 3550	Franchisee of the Barry Plant Group
Barnic Group Pty Ltd ACN 647 410 713 Trading As Barry Plant (Emerald Sales) at 2/321 Belgrave-Gembrook Road, EMERALD VIC 3782	Franchisee of the Barry Plant Group
Boronia Real Estate Pty Ltd ACN 077 946 804 Trading As Barry Plant (Boronia) at Shop 4, 69 Boronia Road, BORONIA VIC 3155	Franchisee of the Barry Plant Group
BSD Commercial Pty Ltd ACN 636 669 193 Trading As Barry Plant (Commercial-Klein) at 234 Balaclava Road, CAULFIELD VIC 3161	Franchisee of the Barry Plant Group
Calibre Property Group Pty Ltd ACN 680 652 788 Trading As Barry Plant (Keysborough) at 390 Princes Highway, NOBLE PARK VIC 3174	Franchisee of the Barry Plant Group
Calibre Property Group Pty Ltd ACN 680 652 788 Trading As Barry Plant (Noble Park) at 390 Princes Highway NOBLE PARK VIC 3174	Franchisee of the Barry Plant Group
Calibre Property Group Pty Ltd ACN 680 652 788 Trading As Barry Plant (Dandenong Sales) at 390 Princes Highway NOBLE PARK VIC 3174	Franchisee of the Barry Plant Group
Care Real Estate (Vic) Pty. Ltd., ACN 605 190 494 Trading As Barry Plant (Bayside) at Level 2, 19 Shierlaw Avenue, CANTERBURY VIC 3126	Franchisee of the Barry Plant Group
Community Sales Pty Ltd ACN 094 759 298 Trading As Barry Plant (Moonee Valley) at Level 1, 55 Whitehorse Road, BALWYN VIC 3103	Franchisee of the Barry Plant Group
Community Sales Pty Ltd ACN 094 759 298 Trading As Barry Plant (Gladstone Park) at Level 1, 55 Whitehorse Road, BALWYN VIC 3103	Franchisee of the Barry Plant Group
Darebin City Real Estate Pty Ltd ACN 665 373 553 Trading As Barry Plant (Northcote) at C/-TNM Consulting, Level 1, 556-558 High Street, PRESTON VIC 3072	Franchisee of the Barry Plant Group
DDP Eastern Group Pty Ltd Pty Ltd ACN 135 707 343 Trading As Barry Plant (Ivanhoe) & Barry Plant (Balwyn) at 250 Blackburn Road, DONCASTER EAST VIC 3109	Franchisee of the Barry Plant Group

Eltham Realty Pty Ltd ACN 619 257 279 Trading As Barry Plant (Eltham) at Level 1, 958 Main Road, ELTHAM, VIC 3095	Franchisee of the Barry Plant Group
Eltham Rentals Pty Ltd ACN 621 817 721 Trading As Barry Plant (Eltham Rentals) at 250 Blackburn Road, DONCASTER EAST VIC 3109	Franchisee of the Barry Plant Group
Freeman Glen Pty Ltd ACN 056 583 521 Trading As Barry Plant (Wonthaggi - Inverloch) at 8 Charmandene Court, COWES VIC 3992	Franchisee of the Barry Plant Group
Freeman Glen Pty Ltd ACN 056 583 521 Trading As Barry Plant (Phillip Island - San Remo) at 8 Charmandene Court, COWES VIC 3992	Franchisee of the Barry Plant Group
Geelong Group RE Pty Ltd ACN 677 162 024 Trading As Barry Plant (South Barwon) at 140 Monahans Road, Gnarwarre VIC 3221	Franchisee of the Barry Plant Group
Gledhill & Cole Real Estate Pty Ltd ACN 096 376 699 Trading As Barry Plant (Docklands) at 227 Abbotsford Street, NORTH MELBOURNE VIC 3051	Franchisee of the Barry Plant Group
Greater Geelong Realty (South Barwon) Pty Ltd ACN 004 358 856 Trading As Barry Plant (Belmont) at C/- Fortune 5 Accounting, Level 2, 83 Moorabool Street, GEELONG VIC 3220	Franchisee of the Barry Plant Group
Jammat Real Estate Pty Ltd ACN 612 981 263 Trading As Barry Plant (Croydon Sales) at C/-MV Anderson & Co, North Tower, Level 5, 485 LaTrobe Street, MELBOURNE VIC 3000	Franchisee of the Barry Plant Group
L A Realty Pty Ltd ACN 168 176 038 Trading As Barry Plant (Frankston) at C/- Price Gibson, Level 2, 19 Shierlaw Avenue, CANTERBURY VIC 3126	Franchisee of the Barry Plant Group
Leading Realty Property Management Pty Ltd ACN 005 291 092 Trading As Barry Plant (Brimbank Rentals) at 1-7 Elaine Street, ST ALBANS VIC 3021	Franchisee of the Barry Plant Group
Leading Realty Pty Ltd ACN 005 291 092 Trading As Barry Plant (Brimbank) at 1-7 Elaine Street, ST ALBANS VIC 3021	Franchisee of the Barry Plant Group
Mabivik Pty Ltd ACN 609 347 284 Trading As Barry Plant (Warrgul-Drouin) at C/- Graphite Business Advisers, Level 1, 451-455 Riversdale Road, HAWTHORN EAST VIC 3123	Franchisee of the Barry Plant Group
Manningham Rentals Pty Ltd ACN 127 682 213 Trading As Barry Plant (Eastern Group) at 514-518 Whithorse Road, MITCHAM VIC 3132	Franchisee of the Barry Plant Group
Matavier Pty Ltd ACN 130 435 004 Trading As Barry Plant (Pakenham) at Level 1, 460 Lower Heidelberg Road, HEIDELBERG VIC 3084	Franchisee of the Barry Plant Group
Matavier Pty. Ltd ACN 130 435 004 Trading As Barry Plant (Berwick) at Level 1, 460 Lower Heidelberg Road, HEIDELBERG VIC 3084	Franchisee of the Barry Plant Group
Melbourne South Eastern Real Estate Pty. Ltd., ACN 128 550 541 Trading As Barry Plant (Waverley) at C/-Harry Scapetis Pty Ltd 30 Station Street OAKLEIGH VIC 3166	Franchisee of the Barry Plant Group
Melton Realty Sales Pty Ltd ACN 121 963 102 Trading As Barry Plant (Melton) at 78 Pier Street, ALTONA VIC 3018	Franchisee of the Barry Plant Group
Mildura Real Estate Pty Ltd ACN 005 387 208 Trading As Barry Plant (Mildura) at 146-148 Langtree Avenue, MILDURA VIC 3500	Franchisee of the Barry Plant Group
Moxon Real Estate Pty Ltd ACN 092 137 936 Trading As Barry Plant (Bundoora) at Level 1, 460 Lower Heidelberg Road, HEIDELBERG VIC 3084	Franchisee of the Barry Plant Group
National Real Estate (Aust) Pty Ltd ACN 005 500 541 Trading As Barry Plant (Reservoir) at 295 Spring Street, RESERVOIR VIC 3072	Franchisee of the Barry Plant Group
No Reserve Agents Pty Ltd ACN 159 858 769 Trading As Barry Plant (Rosebud) at Ground Floor, 19 Shierlaw Avenue, CANTERBURY VIC 3126	Franchisee of the Barry Plant Group
Northern Realtors Pty Ltd ACN 673 185 834 Trading As Barry Plant (Coburg) at 27 Rennie Street, COBURG VIC 3058	Franchisee of the Barry Plant Group
NTP Real Estate Pty Ltd ACN 625 423 734 Trading As Barry Plant (Narre Warren) at C/- Syracuse, Level 11, 459 Collins Street, MELBOURNE VIC 3000	Franchisee of the Barry Plant Group
Precise Real Estate Pty Ltd ACN 091 443 695 Trading As Barry Plant (Thomastown) at 199 High Street, THOMASTOWN VIC 3074	Franchisee of the Barry Plant Group
Profit & Balance Business Services Pty Ltd ACN 168 058 053 Trading As Barry Plant (Epping) at C/- BCL Business Services Pty Ltd Suite 104, 9 Ormond Boulevard, BUNDOORA VIC 3083	Franchisee of the Barry Plant Group
Real TER Pty Ltd ACN 145 633 781 Trading As Barry Plant (Geelong) at 441 Moorabool Street, GEELONG VIC 3220	Franchisee of the Barry Plant Group
Rowville-Lysterfield Real Estate Pty Ltd ACN 006 239 087 Trading As Barry Plant (Rowville) at Level 13,	Franchisee of the

Freshwater Place, 2 Southbank Boulevard, SOUTH MELBOURNE VIC 3006	Barry Plant Group
Select Realty Sales Pty Ltd ACN 104 558 698 Trading As Barry Plant (Craigieburn) at Level 2, 19 Shierlaw Avenue, CANTERBURY VIC 3126	Franchisee of the Barry Plant Group
South Park Real Estate Pty Ltd ACN 628 595 139 Trading As Barry Plant (Mill Park-South Morang) at Level 1, 460 Lower Heidelberg Road, HEIDELBERG VIC 3084	Franchisee of the Barry Plant Group
Spencer's Real Estate Pty Ltd ACN 632 350 013 Trading As Barry Plant (Korumburra) at One Ledger Pty Ltd 100 Spring Street N, PORT MELBOURNE VIC 3207	Franchisee of the Barry Plant Group
Studfield Real Estate Pty Ltd ACN 144 901 173 Trading As Barry Plant (Wantirna) at Shop 6, 249 Stud Road, WANTIRNA VIC 3152	Franchisee of the Barry Plant Group
Sunshine Real Estate (Vic) Pty Ltd ACN 118 612 749 Trading As Barry Plant (Sunshine) at 271 Hampshire Road, SUNSHINE VIC 3020	Franchisee of the Barry Plant Group
Superior Realty Pty Ltd ACN 098 225 248 Trading As Barry Plant (Glenroy) at 781 Pascoe Vale Road, GLENROY VIC 3046	Franchisee of the Barry Plant Group
Taylors Real Estate Agents Pty Ltd ACN 103053578 Trading As Barry Plant (Caroline Springs) at 43 Grant Street, CLIFTON HILL VIC 3068	Franchisee of the Barry Plant Group
Tezabella Pty Ltd ACN 662 049 630 Trading As Barry Plant (Dromana) at Suite 40, 431 St Kilda Rd, MELBOURNE VIC 3004	Franchisee of the Barry Plant Group
TGRE Pty Ltd ACN 114 962 953 Trading As Barry Plant (Point Cook) at Imax Business Group, 652 Smith Street, CLIFTON HILL VIC 3068	Franchisee of the Barry Plant Group
Three Nine Seven Seven Real Estate Pty Ltd ACN 675 529 012 Trading As Barry Plant (Cranbourne) at 7/64 Victor Crescent, NARRE WARREN VIC 3804	Franchisee of the Barry Plant Group
Threeonethreefive Real Estate Pty Ltd ACN 168 988 109 Trading As Barry Plant (Heathmont-Ringwood) at C/- Smith Feutrill Pty Ltd 801 Glenferrie Road, HAWTHORN VIC 3122	Franchisee of the Barry Plant Group
Wantirna South Real Estate Pty Ltd ACN 127 273 287 Trading As Barry Plant (Boronia Rentals) at Shop 1, 71 Boronia Road, BORONIA VIC 3155	Franchisee of the Barry Plant Group
Whitehorse Rentals Pty Ltd ACN 624 897 712 Trading As Barry Plant (Whitehorse Rentals) at 250 Blackburn Road, DONCASTER EAST VIC 3109	Franchisee of the Barry Plant Group
Whitehorse Sales Pty Ltd ACN 624 155 924 Trading As Barry Plant (Whitehorse) at 514-518 Whitehorse Road, MITCHAM VIC 3132	Franchisee of the Barry Plant Group
Yarra Ranges Real Estate Pty Ltd ACN 667 158 876 Trading As Barry Plant (Yarra Glen) at C/-Level 5, North Tower, 485 La Trobe Street, MELBOURNE VIC 3000	Franchisee of the Barry Plant Group
Yarraville Real Estate Pty Ltd ACN 618 699 326 Trading As Barry Plant (Yarraville) at 271 Hampshire Road SUNSHINE VIC 3020	Franchisee of the Barry Plant Group

Notes:

- Agents should populate blank rows with any other person(s) they will share commissions with that are not already listed under this Annexure 3.
- For the avoidance of doubt, the address listed for a Franchisee of the Barry Plant Group is the Registered Office address, not the Principal Place of Business address.

Signed by Agent

28/07/2026

Craig Leo

Signed by Vendor(s)

Stefan Kousari

28/07/2026

Stefan Kausari

BARRYPLANT

GENERAL CONDITIONS

THIS AGREEMENT IS MADE BETWEEN:

1. The party whose details are listed in the Agent Details section of the Particulars **(Agent) and**
2. The party or parties whose details are listed in the Vendor/s Details section of the Particulars **(Vendor)**; and
3. The party or parties whose details are listed in the Guarantor/s Details section of the Particulars **(Guarantor)**

OPERATIVE PROVISIONS:

1. DEFINITONS AND INTERPRETATIONS

1.1. Definitions in this Agreement

Act means the Estate *Agents Act 1980* (Vic) and associated legislation and regulations;
Agreement means this Agreement and includes the Particulars, these general conditions and any Special Conditions, schedules and annexures hereto;
Associated Person has the meaning in the *Duties Act 2000* (Vic);
Auction means a public auction in respect of the Property on the date and at the time set out in the Sale Terms section of the Particulars or such other date or time agreed upon by the Agent and the Vendor to be held in accordance with the Sale of Land Act;
Australian Consumer Law means Schedule 2 of the Competition and Consumer Law Act 2010 (Cth);
Business Day means a day which is not a Saturday, Sunday or a public holiday or a bank holiday in Victoria;
Change in Control means a change of 50% or more of the total beneficial interest; or in the case of a company, 50% or more of the voting rights of the shareholders; or in the case of a unit trust, 50% or more of the voting rights of the unitholders; or in the case of a family trust or superannuation fund, a change in the trustee of that fund or change in the directors or beneficiaries or in the case of a partnership a change of 50% or more of the interest holdings in that partnership;
Claim means any and all claims, actions, disputes, differences, demands, proceedings, accounts, interest, costs (whether or not the subject of a court order), losses, expenses and debts or liabilities of any kind (whether prospective or contingent or for unascertained amounts) of whatever nature and however arising;
Commencement Date means the date of this Agreement;
Commission means the fee payable to the Agent as set out in general condition 3.1 and the Commission section of the Particulars and is exclusive of GST;
Commission Sharing Notice means the notice required under section 48 of the Act and annexed to this Agreement as Annexure 3;
Continuing Authority Period means a non-exclusive agency authority period of the number of days specified in the Continuing Authority Period in the Sales Terms section of the Particulars (unless cancelled earlier in accordance with clause 2.3);
Exclusive Authority Period means the Exclusive Authority Period of the number of days stated in the Exclusive Authority Period the Sales Terms section of the Particulars commencing from the Commencement Date;
Fixed Commission means the fixed commission amount payable as commission by the Vendor set out in the Commission section of the Particulars (if applicable); GST means GST within the meaning of the GST Act;
GST means GST within the meaning of the GST Act;
GST Act means the A New Tax System (Goods and Services Tax) Act 1999 (Cth)
Included Chattels means those listed in the Sale Terms section of the Particulars;
Introduced to the property means that the person was made aware that the Property was available to purchase irrespective from whatever source and whether before or after the date of this Agreement. Without limiting the generality of the foregoing, a person is deemed to have been Introduced to the Property if the person receives any information regarding the Property from the Agent or the person becomes aware that the Property is available for purchase after viewing, hearing or reading any advertisements of whatever nature or medium, any boards, placards or other literature referring to the availability of the Property that were connected to the Agent or marketing developed by the Agent, whether or not any one or more of the above takes place before or after the date of this Agreement. A reference to “Agent” in this definition includes a reference to the Agent’s employees, contractors, consultants and agents. Without limitation, a person is deemed to have been Introduced to the Property if the person receives any information in relation to the Property as a result of any information published, communicated, transmitted or made available on social media, newspaper, brochure, letter, email, mailout or other advertisement, marketing, contact or promotion;
Marketing Expenses means all outgoings, expenses and costs of and incidental to the marketing and promotion of the Property by the Agent set out in the Marketing Expenses section of the Particulars or otherwise agreed in writing between the Vendor and the Agent excluding Commission.

Percentage Commission means the commission of an amount equal to the percentage of the Price for the Property specified in the Commission section of the Particulars (exclusive of GST);

Price means:

a. the price at which the Vendor agrees to the Sale of the Property; or
b. where the Sale is not on a commercial or arms length basis or to an Associated Person, the price shall be the higher of the Vendor Reserve Price; or the price at which the Vendor Agrees to Sell the Propert and for the purpose of calculating the Commission includes:
c. the total aggregate amount of consideration payable to or for direct or indirect benefit of the Vendor or any person that is an Associated Person of the Vendor in consideration for the whole or any part of the Property or any right relating to the Property (including an option fee and GST (if any); and
d. the value of any liabilities that are assumed by the purchaser or any person that is an Associated Person of the purchaser in connection with the purchase of the whole or any part of the Property.

Property means the property specified in the Sale Terms section of the Particulars and includes any improvements and fixtures (unless expressly excluded) and any Included Chattels;

Related Body Corporate and **Related Entity** have the same meaning as in the Corporations Act 2001 (Cth);

Sale or Sold in relation to the Property means either:

a. an offer signed by a purchaser or its agent or representative at no less than Vendor Reserve Price and on terms consistent with the Particulars which would result in an enforceable contract of sale against the Vendor, if signed by the Vendor or its agent or representative and exchanged with the purchaser; or
b. a contract of sale signed by the Vendor and a purchaser for the sale and purchase of the Property;
c. the exchange of a contract for the transfer of the Property (or if no contract the transfer form) or Change in Control of the Vendor's interest in the whole or part of the Property (or any contract of sale if the Vendor is not yet the registered proprietor of the Property) or a Change in Control in relation to the Vendor or an option to purchase the Property;

Sale of Land Act means the Sale of Land Act 1962 (Vic) and associated legislation;

Security includes a mortgage bond debenture charge or any other right or interest which entitles the holder to take possession of and dispose of real estate in order to satisfy a debt.

Security Holder means a mortgagee in possession or other party entitled to dispose of the Property under the terms of a Security.

Special Conditions means the terms and conditions set out in the Special Conditions section of the Particulars.

Vendor Price means the Vendor's price set out in the Sale Terms section of the Particulars (if any);

Written means any price enquiry or offer provided to the agent in a letter, facsimile, email, SMS but does not include a price enquiry or offer in a contract of sale.

1.2. INTERPRETATION

In this Agreement, unless the context requires otherwise:

a. words importing persons shall include corporations and other entities recognised by law and where a person is referred to as the trustee of any trust or settlement the reference is to that person both personally and in his capacity as such;
b. Any provision in this Agreement which binds more than one person binds all of those persons jointly and each of them individually;
c. headings are for convenience only and shall not affect interpretation;
d. references to any party to this Agreement shall include its transferees, successors or permitted assigns;
e. reference to "$" and "dollars" are to Australian currency;
f. a reference to an Act of Parliament, ordinance, code or other law includes regulations and other statutory instruments under it includes any amendment, consolidation, modification or re-enactment thereof or any replacement legislation;
g. a reference to a party binds if a corporation its parties, liquidators, controllers, receivers, managers and administrators; and if an individual their executors, administrators, trustees and beneficiaries;
h. no provision of this Agreement will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this Agreement or that provision;
i. the Particulars and any annexures and schedules to this Agreement is hereby incorporated into this Agreement;
j. save for general condition 13.2, a Special Condition shall prevail over a general condition in the event of any inconsistency;
k. this Agreement is governed by the laws of the State of Victoria.

2. APPOINTMENT OF AGENT

2.1. Engagement as Exclusive Agent

The Vendor engages the Agent as its sole and exclusive agent to market and sell the Property during the Exclusive Authority Period and the Vendor agrees to pay the Agent the Commission and Marketing Expenses pursuant to the terms of this Agreement. The Vendor acknowledges it must not appoint any other agent to sell the Property during the Exclusive Authority Period and that it if it purports to do so it may be liable to pay more than one commission.

2.2. Exclusive Authority Period (no time stated)

If an agreement stating that an estate agent is to act as the sole agent for the sale of any real estate or business does not state when the sole agency is to end, the sole agency ends

a. in the case of a sale by auction, 30 days after the date of the auction;

b. in any other case, 60 days after the date the agreement is signed, or on behalf of, the seller of the real estate or business.

2.3. Continuing Authority Period

The Agent will endeavour to effect a Sale of the Property and will:

a. as reasonably requested advertise and market the Property at the Vendors cost (in accordance with the Vendor's instructions) and report to the Vendor on the marketing programme;
b. submit the Property to prospective purchasers Introduced by the Agent.

2.4. Agent's Obligations

If there is a Continuing Authority Period completed in the Continuing Authority Period the Sales Terms section of the Particulars the parties acknowledge agree that:

a. it commences when the Exclusive Authority Period ends;
b. it may be cancelled by the Vendor at any time by written notice to the Agent;
c. on the day it commences, the Agent's exclusive engagement ends; and
d. the Vendor is still liable under general condition 3.1 even if the Continuing Authority Period is cancelled.

2.5. Agent to sign on behalf of Vendor if requested

The Agent may sign a contract for the sale of the Property on behalf of the Vendor, as the Vendor's agent if requested to do so by the Vendor in writing.

3. COMMISSION AND AGENT'S ESTIMATE OF SELLING PRICE

3.1. Commission

The Vendor agrees to pay the Agent, without setoff or deduction, the Fixed Commission or Percentage Commission whichever is set out in the Commission section of the Particulars:

a. if the Property is Sold during the Exclusive Authority Period, irrespective of how or by whom the purchaser was introduced to the Property and irrespective of whether it was Sold by the Agent, the Vendor or any other person or agent; and
b. unless the Vendor may also incur a liability to pay another agent commission under an exclusive agency agreement signed by the Vendor with that other agent after the expiry of the Exclusive Authority Period, if the Property is Sold:
    i. during the Continuing Authority Period by the Agent;
    ii. to a purchaser Introduced to the Property by the Agent before the Vendor signed this Agreement; or
    iii. within 120 days of the expiration of the Exclusive Authority Period to a purchaser Introduced to the Property by the Agent during the Exclusive Authority Period where the Property was Sold as a result of that Introduction.

3.2. Commission payable

Commission is due and payable by the Vendor on the Property being Sold. The Vendor acknowledges that the Agent's Commission must still be paid in full if a Sale is brought to an end:

a. by the Vendor as a result of default by the purchaser;
b. by the purchaser as a result of default by the Vendor; or
c. by agreement between the Vendor and the purchaser.

3.3. Commission Sharing

The Vendor:

a. agrees that the Agent may share Commission with any authorised person including an employee who is an estate agent or agent's representative or with an estate agent who is the Agent's business partner; and
b. acknowledges and agrees that it has received the Agent's Commission Sharing Notice.

3.4. Agent's Estimated Selling Price

The Vendor acknowledges and agrees that the Agent's estimate of the selling price for the Property is set out in the Agent's Estimate of Selling Price section of the Particulars. Such price may be varied from to time by the Agent in accordance with the terms of the Act and the Vendor agrees to sign an acknowledgement provided by the Vendor of any change to the estimate of the selling price for the Property.

3.5. All moneys subject to negotiation

The Vendor acknowledges and agrees that it has, before signing this Agreement, been advised by the Agent that any moneys, including Commission payable by the Vendor to the Agent pursuant to this Agreement, were subject to negotiation.

3.6. Estimate of Commission

The Vendor acknowledges and agrees that the Agent has set out in the Commission section of the Particulars the estimated Commission payable as a dollar amount and as a percentage based on the Vendor Reserve Price (or where no Vendor Reserve Price is stated in the Sale Terms section of the Particulars, on the Agent's estimated selling price for the Property set out in the Agent's Estimate of Selling Price section of the Particulars).

3.7. Rebate Statement

The Vendor acknowledges and agrees that the Agent has provided it with the rebate statement annexed as Annexure 1 to this Agreement. In accordance with Section 48A of the Estate Agent's Act 1980:

a. The agent will not be, or is not likely to be, entitled to any rebate in respect of
    i. any outgoings; or

ii. any prepayments made by a person engaging or appointing the agent (the client) in respect of any intended expenditure by the agent on the client's behalf; or
iii. any payments made by the client to another person in respect of the work

b. The agent is not entitled to retain any rebate and must not charge the client an amount for any expenses that is more than the cost of those expenses.

4. INTEREST ON OVERDUE MONIES AND COSTS

4.1. If any amount payable to the Agent has not been paid by the Vendor when due, the Vendor must pay interest on the amount outstanding (at the current rate of interest prescribed by Section 2 of the Penalty Interest Rate Act 1983 (Vic) from the due date for payment until payment of the outstanding amount is made in full. Interest accrues daily and capitalises monthly.

4.2. In the event of a default under this Agreement, the defaulting party agrees to pay the non defaulting party's costs on a solicitor client own basis arising from or in any way connected with the default or in relation to the enforcement of the non defaulting party's rights.

5. PAYMENT, DEPOSITS, IRREVOCABLE AUTHORITY AND POA

5.1. Notwithstanding the right of the Agent to be paid immediately upon a Sale, the Vendor hereby irrevocably authorises the Agent to deduct its Commission and any other amounts due to it under this Agreement (including GST) from any deposit moneys held by the Agent.

5.2. If the Agent is requested to transfer deposit moneys held by it to the Vendor's legal practitioner or another authorised person appointed by the Vendor, the Vendor authorises the Agent to retain an amount equal to any Commission and other amounts payable to it under this Agreement to which it is or will become entitled to.

5.3. If no deposit moneys are held by the Agent, the Vendor must pay the Agent all Commission and other amounts due to it under this Agreement on demand.

5.4. Without limiting general condition 5.3, if deposit moneys are held by the Vendor's legal practitioner or any other authorised person appointed by the Vendor as a stakeholder pending settlement of the Property or if no deposit moneys are held, the Vendor hereby:

a. irrevocably appoints, authorises and directs that legal practitioner or authorised person to:
   i. immediately pay the Agent any Commission or other amounts due to it under this Agreement from any deposit moneys which are released by the purchaser prior to settlement; and/or
   ii. to collect at settlement of the Property and provide to the Agent, payment of all Commission and other amounts due under this Agreement by way of bank cheque or as the Agent otherwise consents to or directs in writing.
b. grants this limited power of attorney which:
   i. shall commence on the Commencement Date and end at 5:00pm on the day that the Agent receives payment of all Commission and other amounts payable by the Vendor to the Agent under this Agreement. No notice of revocation is required;
   ii. appoints the officer in effective control of the Agent as the Vendor's attorney to direct and authorise the Vendor's legal practitioner or other authorised person appointed by the Vendor to hold deposit moneys or collect settlement moneys to
      a. immediately pay the Agent any Commission or other amounts due to the Agent pursuant to this Agreement from any deposit monies which are released by the purchaser prior to settlement; and or
      b. to collect at settlement of the Property and provide to the Agent, payment of all Commission and other amounts due under this Agreement by way of bank cheque or as the Agent otherwise consents to or directs in writing.

5.5. The Vendor undertakes to do all things and sign all documents reasonably necessary to give full effect to this general condition 5 and to promptly confirm the irrevocable authorities and power of attorney on request by the Agent.

6. MARKETING

6.1. Vendor Liable for Marketing Expenses

The Vendor understands, acknowledges and agrees that:

a. it is liable for the Marketing Expenses, whether or not all or part of the Property is Sold; and
b. Marketing Expenses will be payable in advance in the amount specified in the Marketing Expenses section of the Particulars upon signing this Agreement and otherwise within three (3) days of receipt of the Agent's written request. Within seven (7) days of receipt of any written request from the Vendor the Agent will provide the Vendor with an itemised list of all Marketing Expenses.

6.2. Marketing Expenses incurred in the name of the Vendor

The Agent is irrevocably authorised by the Vendor to incur as agent for and in the name of the Vendor all Marketing Expenses for which the Vendor is liable for under this Agreement providing that such Marketing Expenses are either disclosed in the Marketing Expenses section of the Particulars or otherwise approved by the Vendor in writing prior to being incurred.

7. VENDOR'S OBLIGATIONS

The Vendor must:

a. duly and punctually pay without deduction or set off the Commission, Marketing Expenses and other monies due and payable to the Agent in accordance with the terms of this Agreement
b. give the Agent reasonable assistance in the performance of the Agent's services on request by the Agent including not limited to providing the Agent with reasonable and safe access to the Property for the purposes of this Agreement; and
c. act in good faith and reasonably towards the Agent.

8. VENDOR'S ACKNOWLEDGMENTS

The Vendor acknowledges and agrees that prior to executing this Agreement:

a. it carefully read and understood this Agreement;
b. the Agent's estimate of Commission, Rebate Statement, Commission Sharing Notice and estimated selling price for the Property set out in the Commission section of the Particulars, Annexures 1 and 2 and the Agent's Estimate of Selling Price section of the Particulars were fully completed and that it read each of them and raised or had opportunity to raise any queries about them with the Agent;
c. it has not been induced to enter into this Agreement and has executed this Agreement freely, voluntarily and without any duress on the part of the Agent, or any other person;
d. it has not relied on representations, warranties or statements whether oral or written made by the Agent, its officers, advisers, employees or agents except those in this Agreement; and
e. all figures provided by the Agent in relation to estimated sales are estimates only;
f. it was informed by the Agent that the Agent has procedures for resolving complaints and disputes arising from the operation of the Agent's estate agency practice. If a compliant or dispute arises please contact the Agent to ascertain the procedure to be followed;

9. WARRANTIES

9.1. The Vendor warrants to the Agent and agrees with the Agent that:

a. unless otherwise disclosed in the Vendor/s Details section of the Particulars, it enters this Agreement and holds the Land (or the contractual right to commence marketing and/or selling the Property) in its own right and has or will have the legal right to sell the Property;
b. it has not appointed any other estate agent and shall not appoint during the General Authority Period any other estate agent pursuant to an exclusive agency agreement;
c. it has not and will not make, any statement or representation to the Agent that is false, misleading and/or deceptive or likely to be false, misleading and/ or deceptive.

9.2. Subject to general condition 9.3, the Vendor hereby releases and indemnifies the Agent against any Claims (including legal fees on a solicitor and client basis) which the Agent incurs as a consequence of any breach of the warranties set out in general condition 9.1

9.3. The indemnity referred to in general condition 9.2 of this Agreement shall not apply to the extent that there was any negligence, unauthorised or unlawful act, default or omission on the part of the Agent.

9.4. The Agent warrants that it (either in its own right or through one or more associated companies) is licensed and permitted to carry out the duties and obligations on its part in this Agreement.

9.5. The Vendor acknowledges being given an executed copy of this Agreement at the time of executing it.

10. MAKING A COMPLAINT CONCERNING COMMISSIONS AND/OR OUTGOINGS

The below wording is the form approved by the Director under Section 49A(1)(c) (iv): Any complaint relating to the commission or outgoings can be made to the Director, Consumer Affairs Victoria, GPO Box 4567, Melbourne, VIC, 3001 or telephoning 1300 73 70 30.

Unless there are exceptional circumstances, Consumer Affairs Victoria cannot deal with any dispute concerning commission or outgoings unless it is given notice of the dispute within 28 days of the client receiving an account for, or notice that the agent has taken the amount in dispute, whichever is later.

11. GUARANTEE & INDEMNITY

11.1. In consideration of the Agent entering into this Agreement, the Guarantor unconditionally and irrevocably guarantees to the Agent that the Vendor will perform all of its obligations (express or implied) under this Agreement and guarantees the due and punctual payment by the Vendor of all monies under this Agreement.

11.2. As a separate and primary undertaking, the Guarantor unconditionally and irrevocably indemnifies and keeps indemnified the Agent against all Claims arising from or in any way connected with or resulting from a default by the Vendor of the terms of this Agreement and/or the Agent's inability to enforce performance of obligations under this Agreement if any of the Vendor's obligations are void, voidable or unenforceable against the Vendor.

11.3. The guarantee and indemnity is a continuing guarantee and indemnity is not discharged by any one payment, and does not merge on termination of this Agreement.

11.4. If required by the Agent, the person signing this Agreement will procure, within 7 days of a request, the execution of a deed of guarantee and indemnity in favour of the Agent by the directors of the Vendor (if a company) or beneficiaries of a trust (if a trust) on the same terms as set out in clause 11.1 to 11.3.

12. CHARGE OVER PROPERTY AS SECURITY FOR VENDOR'S OBLIGATIONS

12.1. In consideration of the Agent entering into this Agreement, and in order to better secure its obligations hereunder, the Vendor hereby:

a. charges all of its present and future right, title and interest in the Property;
b. consents to the Agent lodging and registering a caveat in respect of the Property to secure all monies due to it under this Agreement; and
c. agrees to provide such further information and sign such further documents as necessary for the Agent to effect registration of the caveat and or enforce the charge granted under this general condition 12 within two (2) Business Days of a written request by the Agent.

12.2. Should the Agent lodge a caveat over the Property in accordance with clause 12.1, the Vendor agrees to pay the reasonable legal costs and fees for lodging and/ or removing any caveat on the Property.

13. GENERAL

13.1. Non Merger

Each term of this Agreement that has not been carried into effect at the termination of this Agreement survives the termination.

13.2. Invalidity and Severability

If any provision of this Agreement is illegal, invalid or unenforceable then to the extent that the offending provision can be read down so as to give it a valid and enforceable operation of a partial nature it must be read down; and in any other case it must be severed from this Agreement so that the remaining provisions continue to operate.

13.3. Electronic Communications and Execution

a. The Vendor acknowledges that in accordance with the Electronic Transactions (Victoria) Act 2000 (ETVA), the Agent may send notices and this Agreement via electronic means, and the Vendor agrees that this is a valid form of notice in writing in accordance with the Act and consents to this use of electronic communications by the Agent.
b. The Vendor acknowledges that the Agent will use the contact details provided in the Particulars for the purposes outlined above and that it is the Vendor's responsibility to notify the Agent, in writing; of any changes in their contact details and any failure to do so will not render notice invalid.
c. The Vendor acknowledges that it is entering into a binding agreement if this Agreement is signed by electronic signature.
d. This Agreement may be either signed face to face with the Agent or separately. If signed face to face the Agent may require that proof of identity documents be presented and sighed. If signed separately, an email will be issued to the Vendor's where they will be required for follow a link and enter their name at the time of signing.

14. GST

14.1. If GST is imposed on any supply made under this Agreement, the recipient of the taxable supply must pay to the supplier an additional amount equal to the GST payable on or for the supply, subject receiving a valid tax invoice at or before the time of payment. Payment of the additional amount is due at the time as the taxable supply.

14.2. if this Agreement requires a party to pay for, reimburse or contribute to any expense, loss or outgoing ("reimbursable expense") suffered or incurred by another party, the first party must only pay the amount of the reimbursable expense net of GST input tax credits (if any) to which the other party is entitled in respect of the reimbursable expense ("net amount") save that if the Agent's recovery of any reimbursable expense from the Vendor is a taxable supply by the Agent, the Vendor must pay GST in addition to the net amount.

15. PRIVACY ACT 1988: APP NOTIFICATION OF COLLECTION OF PERSONAL INFORMATION

15.1. For the purposes of this general condition unless context requires:

a. "you" means a Vendor who is a natural person (and if appropriate, his or her attorney under power or agent) and "us" means the Agent and its Related Entities; and
b. all words and phrases shall have the same meaning as under the Privacy Act 1988 (Vic).

15.2. Upon entering into this Agreement, you consent to us collecting, holding, using, and disclosing your personal information for:

a. the primary purpose of acting in connection with the marketing and sale of the Property and exercising and carrying out our rights and obligations under this Agreement;
b. the secondary purposes of providing; providing details of your sale to the REIV or domain.com.au or commercialview.com.au Ltd or realestateview.com. au Ltd to enable them to collect and/or disseminate details of the sale of real estate; promoting our services to the public and potential clients; responding to enquiries from Consumer Affairs Victoria and the REIV; complying with the law;
c. as required to comply with our legal obligations including the disclosure of sale prices as required by the Estate Agents Act.

15.3. You also consent to us using your personal information for direct marketing and telemarketing including but not limited to about our services.

15.4. Your consent survives termination of this Agreement and continues until you inform us your consent is withdrawn.

15.5. The kinds of personal information we will collect and hold are your name, address, date of birth, contact details, bank account details, credit and debit card details.

15.6. We will collect your personal information from you and may hold it in hard copy and or in electronic form.

15.7. We can be contacted between 9:00am and 5:00pm Monday to Friday (excluding public holidays) for you to access, update or seek correction of your personal information. Our contact details are as set out in the Agent Details section of the Particulars.

15.8. If you consider we have breached the Australian Privacy Principles you, may complain to us by letter, fax or email using the contract details set out in the Agent Details section of the Particulars. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve your complaint you may refer it to the Office of the Australian Commissioner GPO Box 5218, Sydney NSW 2001 or enquiries@oaic.gov.au.

15.9. We are unlikely to disclose your personal information to overseas recipients unless specified in the Whether personal information is likely to be disclosed to overseas recipients section of the Particulars.

15.10. The main consequences for you if your personal information is not provided is that we may not be able to act for you or sell the Property.

Revisions - 2/101 Eastbourne Road, Rosebud Victoria 3939

Revised: 30 Aug 26
The Estimate of Selling Price contained within the authority has ceased to be reasonable
Reason: Current market interest
Previous Estimate of Selling Price was: Range between $950,000 and $1,045,000
The revised Estimate of Selling Price is: Range between $900,000 and $990,000

Revised: 30 Aug 26
Agent's Commission:
An amount equal to 1.50% (including GST) of the Sale Price.
Example
If sold at price of: $990,000 GST N/A
Dollar amount of estimated commission: $14,850
Including GST of $1,350.00

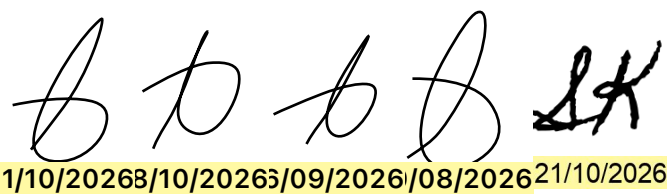
Revised: 06 Sep 26
The Estimate of Selling Price contained within the authority has ceased to be reasonable
Reason: Current market interest
Previous Estimate of Selling Price was: Range between $900,000 and $990,000
The revised Estimate of Selling Price is: Range between $900,000 and $950,000

Revised: 06 Sep 26
Agent's Commission:
An amount equal to 1.50% (including GST) of the Sale Price.
Example
If sold at price of: $950,000 GST N/A
Dollar amount of estimated commission: $14,250
Including GST of $1,295.45

Revised: 08 Oct 26
The Estimate of Selling Price contained within the authority has ceased to be reasonable
Reason: Current market interest
Previous Estimate of Selling Price was: Range between $900,000 and $950,000
The revised Estimate of Selling Price is: Range between $820,000 and $880,000

Revised: 08 Oct 26
Agent's Commission:
An amount equal to 1.50% (including GST) of the Sale Price.
Example
If sold at price of: $880,000 GST N/A
Dollar amount of estimated commission: $13,200
Including GST of $1,200.00

Revised: 21 Oct 26
The Estimate of Selling Price contained within the authority has ceased to be reasonable
Reason: Vendor has set their sale. They said they price at $880,000.
Previous Estimate of Selling Price was: Range between $820,000 and $880,000
The revised Estimate of Selling Price is: $880,000



Revisions - 2/101 Eastbourne Road, Rosebud Victoria 3939

Revised: 21 Oct 26
Agent's Commission:
An amount equal to 1.50% (including GST) of the Sale Price.
Example
If sold at price of: $880,000 GST N/A
Dollar amount of estimated commission: $13,200
Including GST of $1,200.00

21/10/2026 21/10/2026