



Notification to Vendor of Agent's estimate of the selling price no longer being reasonable

Property Address:

51 Lambert Street Ararat

Vendor Name/s:

Demi-talia Mantzoukas

Notification to Vendor

In accordance with our obligations under the Estate Agent's Act 1980, we hereby notify you that in our view, the estimated selling price in our authority/engagement is no longer reasonable for the following reason:

Changes to the market conditions

We propose to revise the estimate contained in your authority or engagement with us and we confirm our new estimate of selling price is as follows:

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:

\$400,000 - \$420,000

Or Between:

We confirm that this letter constitutes notification to you and a revision of your authority/ engagement with us for the above property.

Acknowledgement

Please sign below your acknowledgement of our new estimate of selling price, the revision of your authority/engagement with us and the new Vendors asking price of:

\$400,000 - \$420,000

I hereby acknowledge that I have read and understood the above conditions.

Vendor Signature

Sales Consultant Luke Briggs

Luke Briggs

Date 22/10/2026

Document Details

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Audit Trail



Sent

Sent to luke@araratballaratrealestate.com.au

10/22/2026 4:59:12 AM UTC

Sent to taylorrodri22@gmail.com

10/22/2026 5:00:01 AM UTC



Viewed

Viewed by luke@araratballaratrealestate.com.au

10/22/2026 4:59:48 AM UTC

IP 203.17.148.245

Viewed by taylorrodri22@gmail.com

10/22/2026 5:01:20 AM UTC

IP 195.86.27.139



Signed

Signed By luke@araratballaratrealestate.com.au

10/22/2026 4:59:59 AM UTC

IP 203.17.148.245

Signed By taylorrodri22@gmail.com

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