EXCLUSIVE SALE AUTHORITY - PARTICULARS OF APPOINTMENT

Agent Details

Agent: Melrose 2021 Pty Ltd T/A Belle Property Sandringham
ACN: 651 073 264
Address: 62-64 Station Street, Sandringham Victoria 3191
ABN: 81 651 073 264
Attention: Campbell Moore
Phone: (03) 9521 9800
Mobile: 0403 227 224
Email: campbell.moore@belleproperty.com

Vendor Details

Vendor: Taner Salimusa
ACN:
Address: 360/226 Bay Road, Sandringham Victoria 3191
ABN: N/A
Attention:
Phone:
Mobile: 0420627686
Email: tanersalimusa@hotmail.com

Property Details

Property: 360/226 Bay Road, Sandringham Victoria 3191
Goods included: All fixed floor coverings, electric light fittings and window furnishings, tv bracket
Goods excluded:

Sale Terms

Exclusive authority period: 90 days
Continuing authority period: days from the end of the exclusive authority period
The Property is being sold: ☑ with vacant possession OR ☐ subject to any tenancy
and upon payment of: ☑ full purchase price OR ☐ upon terms of payment of full deposit and the sum of:
The property is being sold as: Private Sale
Vendor's asking price: To Be Advised payable in 30 days

Agent's Estimate of Selling Price (ESP)

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: $410,000 and $440,000
Revised single amount: xxxxxxxxx **OR** a range between: $395,000 and $420,000

Agent's Commission (incl GST)

Commission has been updated, refer to the revisions page.

A fixed amount of $10,000 (including GST)

Marketing expenses (incl GST)

Marketing has been updated, refer to the revisions page.

Advertising: $5,465 Other: $0 Total: $5,465
Marketing expenses are payable on: Upon Invoice or Account

Agent:

16/09/2024
Campbell Moore

Vendor(s) Signature(s):

16/09/2024
Taner Salimusa

Date: Mon 16 Sep 2024

CM TS CM TS

This Authority has been prepared by McKean Park Lawyers for Belle Property. Any amendment to the terms initialled to avoid any confusion or uncertainty as to the intended terms of the Authority.

25/10/2024 25/10/2024/09/202416/09/2024

TERMS OF APPOINTMENT

1. Belle Property's Entitlement to Commission

You agree to pay Belle Property the Commission on the terms of this Authority if the Property is sold:

1.1 by Belle Property during the exclusive authority period or by any other person (including You or another agent); or

1.2 by Belle Property during the continuing authority period; or

1.3 by Belle Property to a person introduced to the Property before You signed this Authority and to whom, as a result of the introduction, the Property is sold; or

1.4 within 120 days after the expiration of the exclusive authority period to a person introduced to the Property by Belle Property within the exclusive authority period and to whom the Property is sold, as a result of the introduction.

The Commission is due and payable by You on the Property being sold if Belle Property are the effective cause of the sale.

Clauses 1.2, 1.3 and 1.4 will not apply if You incur a liability to pay an agent a Commission under an exclusive agency agreement signed by You with another agent after the expiration of the exclusive authority period.

2. Exclusive Authority Period

If this Authority does not state when the exclusive authority period is to end, the exclusive authority period ends 60 days after the date this Authority is signed by You or on Your behalf.

3. Continuing Authority Period

3.1 If there is a continuing authority period, it starts on the day after the day on which the exclusive authority period ends and:

3.1.1 lasts for the number of days specified in the Particulars of Appointment, unless cancelled by You; and

3.1.2 on the day it starts, Belle Property's exclusive authority period ends.

3.2 You may cancel the continuing authority period at any time by written notice to Belle Property.

3.3 Clause 1 continues to apply, if the continuing authority period is cancelled.

4. Your Acknowledgements

You acknowledge:

4.1 being informed by Belle Property before signing this Authority that the Commission and Marketing Expenses are negotiable;

4.2 Marketing Expenses incurred during the period of this Authority must be paid, whether or not the Property is sold;

4.3 Commission is payable in accord with this Authority, if the Property is sold;

4.4 at the date of this Authority no other agent holds an exclusive authority for the sale of the Property;

4.5 Belle Property has relied on the information provided by You to prepare this Authority and Belle Property will not be liable for any incorrect information and agree that Your personal information will be collected and may be used by Belle Property, as provided in this Authority;

4.6 being informed by Belle Property before signing this Authority that Belle Property have procedures for resolving complaints and disputes;

4.7 receipt of a copy of this Authority at the time of signing this Authority or as soon as practicable either by electronic means or hard copy.

4.8 the Marketing Expenses include file administration, editorial request, consultancy, advertisement placement/proofing, internet response and funding of media campaign;

5. Authority to Receive Notices

You authorise Belle Property to receive a cooling off notice given under Section 31 of the Sale of Land Act 1962. This authorisation is effective even if this Authority to act for You formally expires on the sale of the Property.

6. Commission Sharing

You acknowledge that Belle Property may enter into an arrangement to share commissions with another entity after You sign this authority. You agree to sign a Notice of Commission Sharing and any other documents necessary in order to permit Belle Property to share such commissions, if requested by Belle Property.

7. Rebate

Belle Property will not, or is not likely to be, entitled to any rebates. A rebate includes any discount, commission or other benefit and includes non-monetary benefits. Belle Property 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. Belle Property must pay You any rebate Belle Property receives in relation to the sale of Your property. If Belle Property is entitled to a rebate, the rebate Statement Form approved by Director of Consumer Affairs Victoria will be completed at the time of signing this Authority. The form can be downloaded at www.consumer.vic.gov.au

8. Agent May Sign Contract

On Your written request, Belle Property may sign a contract of sale for the Property which contains terms of sale agreed to by You.

9. Right to Commission

You agree with Belle Property that an agreement between You and the Purchaser to bring an enforceable contract of sale for the Property to an end or the ending of an enforceable contract of sale as a result of a default by You or the Purchaser shall not relieve You of the obligation to pay the Commission and Marketing Expenses and any other moneys due and payable by You to Belle Property in connection with the sale of the Property.

10. Signatory Bound

A person signing this Authority for or on behalf of You is personally responsible for the due performance of Your obligations as if that person was You. If required by Belle Property, that person will procure the execution of a guarantee and indemnity in favour of Belle Property by the directors of a vendor that is a corporation or the committee members of a vendor that is an incorporated association, in a form acceptable to Belle Property's legal practitioner.

11. Role as Stakeholder

If while a stakeholder Belle Property are requested to transfer the deposit moneys to Your legal practitioner or conveyancer or to another estate agent acting on behalf of You, You agree Belle Property may retain out of the deposit moneys an amount equal to Belle Property's Commission and/or Marketing Expenses that Belle Property are then or will become entitled to and any other moneys that Belle Property are or will become entitled to by law in relation to the sale of the Property.

12. Dispute Resolution

Belle Property has procedures for resolving complaints and disputes arising from the operation of Belle Property estate agency practice. If a complaint or dispute arises, please ask to be informed about the procedures.

13. Making a Complaint

Any complaint relating to Commission or outgoings can be made to the Director, Consumer Affairs Victoria (CAV), GPO Box 4567, Melbourne, Victoria 3001 or by telephoning 1300 55 81 81. 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 You receiving an account for, or notice that Belle Property has taken the

amount in dispute, whichever is later.

14. Belle Property's Role

Belle Property will advertise, market and endeavour to sell the Property. You authorise Belle Property to instruct your legal practitioner or conveyancer to prepare a Sale of Land Act Section 32 Statement and a Contract of Sale and agree the content of either document and advise and agree other amendments or additions to either document as may be desired or required at any time. Belle Property may also complete a standard form Contract of Sale to record the sale of the Property as permitted by the Estate Agents Act or any amending legislation.

15. Collection and use of personal information

15.1 Belle Property may collect personal information in relation to You and use it in relation to selling the Property. Belle Property may provide it to others with whom Belle Property need to have contact in connection with performing Belle Property's role as estate agent.

15.2 Belle Property may also use Your personal information in connection with:

15.2.1 providing details of the sale of the Property to the REIV and/or realestate.com.au Ltd to enable either or both to collect and/or disseminate details of the sale of real estate;

15.2.2 to enable Belle Property to promote Belle Property's services and seek out potential purchasers;

15.2.3 to respond to enquiries received from Consumer Affairs Victoria and/or the REIV relating to this Authority and/or the sale of the Property.

15.3 You can contact Belle Property during normal business hours Monday to Friday (excluding public holidays) to gain access to or amend any of Your personal information. Belle Property's contact details are incorporated in the Particulars of Appointment in this Authority.

15.4 If any part of Your personal information is not provided to Belle Property, then Belle Property may not be able to act for You and/or effectively perform Belle Property's role as estate agent.

15.5 Belle Property will use personal information in accordance with the Privacy Policy and the Privacy Collection Notice adopted by Belle Property. The Privacy Policy and the Privacy Collection Notice can be viewed at https://www.belleproperty.com.au/privacy-policy

GENERAL CONDITIONS

16. Vendor Obligations

16.1 If the Purchaser does not complete the purchase of the Property and forfeits the deposit, You will take all reasonable steps to recover any unpaid deposit from the Purchaser and/or any other person who may be liable for payment of the deposit and to pay the Commission and Marketing Expenses and any other moneys due and payable to Belle Property from the sum of the deposit paid or recovered.

16.2 If You fail to pay Belle Property any moneys due under this Authority within 30 days of receipt of Belle Property's invoice ("the due date for payment"), then if demanded by Belle Property You must pay interest at the rate fixed from time to time under Section 2 of the Penalty Interest Rates Act 1983 on the unpaid money (or the balance owing from time to time) calculated from the due date for payment to and including the day on which the unpaid money is paid in full.

16.3 If You are a natural person, a corporation or an incorporated association and a person signs on Your behalf, the person signing is responsible for the due performance of Your obligations as if that person was You.

16.4 If You are a corporation or an incorporated association, and Belle Property require You to do so the person signing this Authority will in addition have the directors of the corporation or the committee of the incorporated association sign a guarantee and indemnity in Belle Property's favour in a form acceptable to Belle Property's legal practitioner.

16.5 You irrevocably authorise Belle Property to deduct from any deposit moneys held by Belle Property the Commission, Marketing Expenses and any other money due to Belle Property pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.

16.6 If the Property is sold and no deposit moneys are held by Belle Property, You will pay the Commission, Marketing Expenses and any other money due to Belle Property pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.

16.7 If any deposit moneys are held by Your conveyancer or legal practitioner, You appoint Belle Property as Your attorney under power to direct and authorise the conveyancer or legal practitioner to pay to Belle Property on demand the Commission, Marketing Expenses and any other money due to Belle Property pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST. You agree to promptly ratify and confirm any exercise of the power of attorney if Belle Property request You to do so.

17. Marketing Expenses

Unless otherwise stated in the Particulars of Appointment, You will pay the maximum amount of Marketing Expenses to Belle Property on the signing of this Authority and in any event the Marketing Expenses will be payable on demand. When this Authority ends, Belle Property will provide You with an itemised list of the Marketing Expenses and any State and Federal taxes expended or payable. Belle Property will provide an itemised list at any other time that may reasonably be required by You.

18. GST

If this Authority requires You to pay or reimburse or contribute to an amount paid or payable by Belle Property in respect of an acquisition from a third party to which Belle Property is entitled to an input tax credit, the amount for payment or reimbursement or contribution will be the GST exclusive value of the acquisition by Belle Property plus the GST payable in respect of that supply but only if Belle Property's recovery from You is a GST taxable supply.

19. Legal Compliance

This Authority shall be interpreted so that it complies with all applicable laws. If any provision does not comply with any law then it must be read down so as to give it as much effect as possible. You agree to help facilitate Belle Property complying with the law in so far as it relates to the terms of this Authority. You agree to do all things necessary to rectify any part of this Authority that does not comply with any law insofar as it is necessary to give effect to the terms of this Authority including (but not limited to) amending any provision of this Authority that is not compliant with any law or sign a new Authority. If that is not possible You agree to rectify any aspect of this Authority that does not comply with the law.

20. Definitions and Interpretation

In this Authority unless otherwise required by the context or subject matter:

20.1 "Act" means the Estate Agents Act 1980.

20.2 "Authority" means this document as signed by You and as may be varied from time to time.

20.3 "amount owing under the security" means principal, interest, costs, and expenses payable by the legal or equitable owner of the Property under the terms of the security pursuant to which You are disposing of the Property.

20.4 "binding offer" means:

20.4.1 an offer at Your Price and on the terms set out in the Particulars of Appointment which would result in an enforceable contract of sale, if signed by You and exchanged with the Purchaser; or

20.4.2 an enforceable contract of sale signed by You and the Purchaser at Your Price.

For the purposes of clause 20.4.1 the offer must be in a contract of sale signed by the Purchaser and "Your Price" has the same meaning in clause 20.20.

20.5 "Commission" means the commission specified or calculated at the rate specified in the Particulars of Appointment.

20.6 "continuing authority period" means the number of days specified as such in the Particulars of Appointment commencing on expiry of the exclusive authority period.

20.7 "deposit moneys" has the same meaning as defined in the Sale of Land Act 1962.

20.8 "enforceable contract of sale" means a contract which may be enforced by an order for specific performance and/or upon the breach of which either You or the Purchaser would be entitled to an award of damages.

20.9 "exclusive authority period" means the period commencing on the date of this Authority and continuing until the expiry of the number of days specified in the Particulars of Appointment.

20.10 "GST" means the goods and services tax payable in accordance with the A New Tax System (Goods and Services Tax) Act 1999.

20.11 "introduced to the Property" means the person was made aware the Property was available to purchase no matter what the source. Without limiting the generality of the foregoing, a person will be deemed to have been introduced to the Property by Belle Property if the person became aware the Property was available for purchase as a result of viewing, hearing, or reading an advertisement of any nature published via any medium or any board, placard, sign or other literature referring to the availability of the Property and connected to Belle Property in any way.

20.12 "Belle Property" means any member of the Belle Property network of estate agents.

20.13 "Marketing Expenses" means the advertising and other expenses of Belle Property specified in the Particulars of Appointment.

20.14 "person" includes a natural person, a corporation and an incorporated association.

20.15 "Purchaser" means any person to whom the Property is sold.

20.16 "REIV" means The Real Estate Institute of Victoria Ltd (ACN 004 210 897).

20.17 "sold" is the result of obtaining a binding offer and "sale" and "sell" have corresponding meanings.

20.18 "security" includes mortgage, bond, debenture, covenant, charge, or appointment under the terms of which You are disposing of the Property.

20.19 "You" means the vendor named in the Particulars of Appointment.

20.20 "Your Price" means a price equal to or greater than Your Price stated in the Particulars of Appointment.

20.21 A reference to an act of Parliament includes an act amending or superseding the act referred to and any subordinate legislation.

20.22 If You or Belle Property comprise more than one person, the respective obligations are joint and separate.

AUTHORITY FOR ENQUIRIES AND OFFERS

WARNING

The Australian Consumer Law prohibits Belle Property as your Estate Agent making false or misleading representations about the price payable for the Property. If you have a price that you want for the Property at the time you list it for sale with Belle Property or during the sale campaign, please tell what it is. If during the sale campaign you change your price, please confirm the new price.

Vendor Details

Vendor: Taner Salimusa
Address: 360/226 Bay Road, Sandringham Victoria 3191
Phone:
Email: tanersalimusa@hotmail.com

ACN:
ABN: N/A
Mobile: 0420627686

Property Details

Property: 360/226 Bay Road, Sandringham Victoria 3191

You authorise Belle Property to deal with enquiries or offers for the Property as follows:

1. Enquiries or offers NOT in a contract of sale

a) all enquiries or offers in any form, other than a contract, no limitations

☑ * please refer all enquiries or offers, whether or not in writing, for the Property to me/us when you receive them, except for enquiries or offers in a contract of sale.

b) only written enquiries or offers in any form, other than a contract, no limitations

☐ * please refer all written enquiries or offers, you receive for the Property, *not in a contract of sale*, to me/us when you receive them. A "written" enquiry or offer is one in a letter, facsimile, email or SMS, but not one in a contract of sale.

2. Enquiries or offers IN A CONTRACT OF SALE - auction/private sale

signed contract of sale and deposit required - no price requirement

☐ * please refer enquiries or offers in a contract of sale for the Property to me/us when you receive them, if the contract of sale is signed by the intending purchaser(s), or their agent authorised in writing and accompanied by a deposit of:
* %
of the purchase price.

☐ The deposit may be a deposit bond or bank guarantee. If I/we are prepared to accept the deposit in the form of a deposit bond or bank guarantee, you are not to present the enquiry or offer to me/us until you are advised by my/our legal adviser/conveyancer the amount and form of deposit bond or bank guarantee is acceptable. The deposit may not be a deposit bond or bank guarantee if this box is not selected. (*complete).

3. Auction / Expressions of Interest - I/we will not consider enquiries or offers before auction or Expression of Interest closing date

☐ *please inform all enquirers that I/we will not consider any offers or enquiries, whether or not in a contract of sale, made before the auction or expression of interest closing date.

Important advice for the estate agent

When this form is completed, dated and signed by your vendor(s) put it in your sale file with your authority. If your vendor changes an authorisation, record their new authorisation on another of this form and when completed, dated and signed put in your sale file with your authority. Do this each time your vendor(s) changes an authorisation. Keep all your vendor(s) authorisations in your sale file, even if they are superseded by later ones.

Agent Signature



16/09/2024
Campbell Moore

Vendor(s) signature(s)



16/09/2024
Taner Salimusa

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 an 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
3206 Property Pty Ltd t/as Belle Property Albert Park ACN 069 749 542 / ABN 93 064 236 763, 29 Victoria Avenue Albert Park, 3206	Entity within Belle Property
JJM Real Estate Pty Ltd t/as hockingstuart Altona ACN 654 863 733 / ABN 83 654 863 733, 1/101 Pier Street, Altona, 3018	Entity within Hocking Stuart
3143 Property Pty Ltd t/as Belle Property Armadale ACN 064 863 207 / ABN 57064863207, 1258 High Street Armadale, 3143	Entity within Belle Property
3032 Real Estate Pty Ltd t/a Belle Property Ascot Vale, ACN 652 610 681 / ABN 88 652 610 681, 241 Union Road, Ascot Vale, 3032	Entity within Belle Property
W R B PROPERTY PTY LTD t/as Belle Property Bendigo ACN 631 720 744 / ABN 81 631 720 744, 108 Pall Mall Bendigo, 3550	Entity within Belle Property
Boroondara Real Estate Pty Ltd t/as Belle Property Balwyn ACN 144 049 249 / ABN 63 144 049 249, 544 Whitehorse Road, Surrey Hills, 3127	Entity within Belle Property
Southeast Lifestyle Living Pty Ltd t/as Belle Property Berwick, ACN 658 447 897 / ABN 95 979 380 896, 2/16 Langmore Lane, Berwick, 3806	Entity within Belle Property
MAPD Group Pty Ltd t/as Belle Property Blackburn, ACN 670 016 270 / ABN 59 542 186 609, U1, 1415 Toorak Rd Camberwell 3124	Entity within Belle Property
Mornington Peninsula Realty Pty Ltd t/as Belle Property Blairgowrie ACN 165 492 946 / ABN 62750338501, 2819 Point Nepean Road, Blairgowrie, 3942	Entity within Belle Property
Samaco Property Group Pty Ltd t/as hockingstuart Bundoora ACN 633 117 254 / ABN 86 607 869 549, Suite 2/1320 Plenty Rd, Bundoora, 3083	Entity within Hocking Stuart
3000 Real Estate Pty Ltd T/A Belle Property Carlton, Belle Property Melbourne & Belle Property North Melbourne ACN 620 072 362 / ABN 50 620 072 362, 129 Elgin Street, Carlton VIC 3053	Entity within Belle Property
Waller Realty Pty Ltd t/as Belle Property Castlemaine and t/as Belle Property Maldon ACN 053 144 568 / ABN 64 053 144 568, 167 Barker Street Castlemaine, 3450	Entity within Belle Property
Glen Eira Real Estate Pty Ltd t/as Belle Property Caulfield ACN 078 007 119 / ABN 23294225225, 616 Glenhuntly Road Caulfield, 3162	Entity within Belle Property
Mavrocarty Pty Ltd t/as Belle Property Commercial South Melbourne ACN 621 415 674 / ABN 72 872 329 189, Level 1, 170 Dorcas Street, South Melbourne, 3205	Entity within Belle Property Commercial
South East Real Estate (Vic) Pty Ltd t/as hockingstuart Dandenong ACN 119 910 637 / ABN 18 119 910 637, 14 30-32 Langhorne St Dandenong VIC 3175	Entity within Hocking Stuart
PAW Daylesford Pty Ltd t/as Belle Property Daylesford and t/as Belle Property Trentham ACN 601 950 896 / ABN 33 195 268 504, 58 Vincent Street Daylesford, 3460	Entity within Belle Property
ALK Realestate Pty Ltd t/as Belle Property Doncaster East ACN 663 707 864 / ABN 22 663 707 584, 5/857 Doncaster Road, Doncaster East, 3109	Entity within Belle Property
Southern Peninsula Real Estate Pty Ltd t/as Belle Property Dromana ACN 149 736 158 / ABN 14 096 357 849, 213-215 Point Nepean Road, Dromana 3936	Entity within Belle Property
OSR Enterprises Pty Ltd t/as hockingstuart Epping, ACN 167 040 860 / ABN 89 944 694 650, 3/26 Miller Street, Epping, 3076	Entity within Hocking Stuart
F P Geelong Pty Ltd t/as Belle Property Geelong and Belle Property Torquay ACN 127 933 279 / ABN 98 127 933 279, 1/188 Latrobe Terrace, Geelong West, 3218	Entity within Belle Property
English Burke Pty Ltd t/as Belle Property Glen Iris ACN 165 086 420 / ABN 48 571 422 899, 208 Tooronga Road, Glen Iris, 3146	Entity within Belle Property
HSGW PTY LTD t/as Belle Property Glen Waverley ACN 607 361 893 / ABN 41 607 361 893, 39 Viewpoint Avenue, Glen	Entity within Belle

Waverley, 3150	Property
Real Estate Connective (Aust) Pty Ltd t/as Hocking Stuart Land Projects VIC ACN 632 277 411 / ABN 37 632 277 411, Level 1, Suite 3, 170 Dorcas Street, South Melbourne, 3205	Entity within Hocking Stuart
Melton Shire Real Estate Pty Ltd t/as hockingstuart Melton ACN 663 256 719 / ABN 11 457 099 215, 277 High Street, Melton, 3337	Entity within Hocking Stuart
First Fire Pty Ltd t/as Belle Property Mentone ACN 146 200 277 / ABN 30 466 397 684, 117-119 Mentone Parade Mentone, 3194	Entity with Belle Property
Real Estate Peninsula Pty Ltd t/as Belle Property Mornington and Belle Property Mount Eliza ACN 668 463 572 / ABN 97 670 513 142, Level 1, 311-313 Main Street, Mornington 3931	Entity within Belle Property
Dierrn Pty Ltd t/as Belle Property Mt Waverley ACN 113 738 471 / ABN 33135362022, 361 Waverley Road, Mount Waverley, 3149	Entity within Belle Property
3000 Real Estate Pty Ltd t/a Belle Property North Melbourne, ACN 620 072 362 / ABN 50 620 072 362, 122 Errol Street, North Melbourne, 3051	Entity within Belle Property
Ledgal Pty Ltd t/as Hockingstuart Preston ACN 631 527 305 / ABN 28 631 527 305, 555 High Street, Preston, 3072	Entity within Hocking Stuart
High Realty Pty Ltd t/as Hockingstuart Reservoir ACN 099 066 789 / ABN 11 743 394 368, 1 Edwardes St, Reservoir, 3073	Entity within Hocking Stuart
Yarra Property Pty Ltd t/a Belle Property Richmond ACN 664 734 749 / ABN 57 224 115 168, 211 Bridge Road, Richmond, 3121	Entity within Belle Property
Aubrae Holdings Sales Pty Ltd t/as hockingstuart Ringwood ABN 47 638 064 981 / ACN 638 064 981, 76-82 Maroondah Highway Ringwood 3134	Entity within Hocking Stuart
Melrose Sales Pty Ltd t/as Belle Property Sandringham ACN 068 242 973 / ABN 59 068 242 973, 62-64 Station Street, Sandringham, 3191	Entity within Belle Property
3000 Real Estate Property Management Pty Ltd t/as Belle Property Asset Management - South Melbourne ACN 620 072 700 / ABN 41 620 072 700, 2/159 Dorcas Street, South Melbourne, 3205	Entity within Belle Property
3141 Property Pty Ltd t/as Belle Property South Yarra ACN 080 958 167 / ABN 14080958167, 85 Toorak Road, South Yarra, 3141	Entity within Belle Property
3121 Property Management Pty Ltd t/as Belle Property Yarra Property Management ACN 609 656 484 / ABN 25 106 145 258, 85 Toorak Road, South Yarra, 3141	Entity within Belle Property
St Kilda Real Estate Pty Ltd t/as Belle Property St Kilda and t/as Belle Property Brighton ACN 066 886 137 / ABN 35 066 886 137, 6 Alma Road, St Kilda, 3182	Entity within Belle Property
Quirk Real Estate Pty Ltd t/as Hocking Stuart Warragul ACN 087 793 146 / ABN 57 087 793 146, 66 Queen Street, Warragul, 3820	Entity within Hocking Stuart
Western Region Realty Pty Ltd t/as hockingstuart Werribee ACN 132 529 205 / ABN 42 085 223 424, 42 Station Place, Werribee, 3030	Entity within Hocking Stuart
DAL Enterprises Pty Ltd t/as Hocking Stuart Williamstown Sales & Rentals ACN 070 616 769 / ABN 33 653 252 262, 5/73 Douglas Parade, Williamstown, 3016	Entity within Hocking Stuart
L & L Dardha Real Estate Pty Ltd t/as hockingstuart Yarraville ACN 150 719 252 / ABN 68341100500 31 - 33 Ballarat Street, Yarraville, 3013	Entity within Hocking Stuart
WS Commercial Real Estate Pty Ltd t/a Belle Property Commercial Melbourne East ACN 167 169 182 / ABN 81 167 169 182, Suite 10 830 Wellington Road Rowville 3178	Entity within Belle Property Commercial
Melbourne North Property Pty Ltd t/a Belle Property Commercial Melbourne North ACN 669 479 449 / ABN 82 669 479 449, 129 Elgin Street, Carlton 3053	Entity within Belle Property Commercial

Signature of Agent

16/09/2024

Campbell Moore

Signature of Vendor(s)

16/09/2024

Taner Salimusa

CAV 80 (02/16)

consumer.vic.gov.au/estateagents

Revisions - 360/226 Bay Road, Sandringham Victoria 3191

Revised: 16 Sep 24
Marketing expenses

Previous amount:
Advertising: $5,465
Other: $0
Total: $5,465
Marketing expenses are payable on: Upon Invoice or Account
Revised amount:
Advertising: $5,465
Other: $0
Total: $5,465
Marketing expenses are payable on: Upon Invoice or Account

16/09/202416/09/2024

Marketing Schedule

360/226 Bay Road, Sandringham

10/9/24 (EM)

AUTOMATIC BENEFITS		
belleproperty.com		Complimentary
Social Media - Displayed on Belle Property Sandringham's Facebook & Instagram		Complimentary
early alert		Complimentary
Multi-Office Network Brief		Complimentary
PREPARATION		
Professional Photography (6 Photos) & Floor Plan (D)		$490.00
Professional Copywriting		$220.00
Property Brochures 2 Page x 50		$101.00
Administration/ Art & Production		$340.00
Campaign Track Set up Fee		$50.00
ONLINE BUYERS		
Full display advertising on leading real estate websites		$4,264.00
realestate.com.au - Premiere Plus Listing (unlimited), eBrochure		Included
property.com.au (supplied by realestate.com.au)		Included
propertymate.com.au		Included
Advertising Total (price inclusive of GST):	$496.82	$5,465.00

Advertising prices are subject to change at times which are beyond our control. At the time of printing, these prices were correct. Due to advertising lead times, should any part of this program require cancellation, a minimum of ten (10) days' notice is required. The vendor acknowledges the expenditure of these monies in accordance with the terms and conditions of the Sale Authority.

We partner with *ListSure* to offer you unrivalled payment options to maximise your marketing investment:

- Pay On Success® Pay when you sell, with ***peace of mind*** you don't pay if you don't sell *T&Cs Apply*
- **Pay Later.** Up to 180 days to pay *T&Cs Apply*
- **Pay Now.** Via BPAY®, credit or debit card *T&Cs Apply*
- **Bank Transfer.** To the account below & send remittance advice to gillie.donovan@belleproperty.com
  - Account Name: Melrose 2021 Pty Ltd
  - BSB: 183 334
  - Account Number: 305566192

Select your payment method

Copy the link or scan the QR code to select your preferred payment option via our payments partner

ListSure

https://listsuregateway.link/BelleSandringham

CM TS

16/09/202416/09/2024

Revisions - 360/226 Bay Road, Sandringham Victoria 3191

Revised: 25 Oct 24
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 $410,000 and $440,000
The revised Estimate of Selling Price is: Range between $395,000 and $420,000

Revised: 25 Oct 24
Agent's Commission:
A fixed amount of $10,000 (including GST)

CM TS

25/10/2024 25/10/2024