

# Code 002 Exclusive Sale Authority



The Real Estate Institute of Victoria Ltd  
ABN 81 004 210 897  
www.reiv.com.au

## Particulars of Appointment.

Agent: Melton Estate Agents Pty Ltd T/As

YPA Estate Agents Melton

PH 9746 8899 FAX 9746 8811

272-274 High Street Melton

ACN: ACN 130 652 498 ABN 26 130 652 498

ABN:

The Vendor(s) agrees to charge the property in favour of the

Agent in respect to any outstanding fees owed by the Vendor(s)

and further consent to allowing the Agent to register a caveat

over the property for the better securing of the debt which

will not be withdrawn until debt is paid in full with legal costs

Attention: Rygan Andrews

Mobile: 0434 900300

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ryandens@ypa.com.au

Vendor: Vasiliki Ousta & Dawood Gorail

Address: \_\_\_\_\_

ACN: \_\_\_\_\_

ABN: \_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: 0467 807187

Email: Vasilikiousta@hotmail.com

Property 46 Faircraft Drive, Brookfield VIC 3338

with goods being All fixed floor coverings, fixtures and fittings

Exclusive authority period 60 days.

The Property is being sold  with vacant possession OR  subject to (a) tenancy

OR  with either vacant possession or subject to (a) tenancy.

Vendor's price \$ 460 payable in 30 60 90 days

### 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 between \$ 549,000

and \$ 589,000

A fixed \*commission (including GST) of \$ \_\_\_\_\_ OR

A \*commission (including GST) being the following % of the sale price or calculated as follows: 1.8% inc g-s.f

Dollar amount of estimated commission:

\$ 10,260

including GST of \$

932.72

If sold at a \*GST inclusive / \*GST exclusive price / \*not subject to GST of \$ 570,000

(\*delete the ones that do NOT apply)

(\* Commission: Vendor please read the payment of commission terms at page 2, Item 1, before you sign this authority.)

Marketing Expenses (including GST):

Advertising \$ 2,450

Other Expenses \$ nill

TOTAL \$ 2,450

Marketing Expenses are payable on

\* the signing of this Authority / \* written request (\*delete the one that does NOT apply)

DATE: 31 / 1 / 2025

AGENT

VENDOR(S)