

wilsons Exclusive Sale Authority

warrnambool & district real estate

50 Fairy Street Warrnambool VIC 3280 03 5561 2777 sales@wilsonswarrnambool.com.au www.wilsonswarrnambool.com.au

ATTENTION: Jan Lamb

VENDOR:

Russell Dean Fagan + Fiona Catherine Fagan
of 70 Smiths Street Cobden

PROPERTY:

70 Smiths Street Cobden

AUTHORITY PERIOD: From the Date of this Agreement to the 27 / 06 / 2023 and thereafter in accordance with conditions 4 and 5 of the agreed conditions (see overleaf).

VENDOR'S ASKING PRICE: \$ 999,900

AGENT'S ESTIMATE OF SELLING PRICE: *\$ _____ * or between \$ 900,000 and \$ 990,000.

SUBJECT TO: A condition that the Vendor will provide the Purchaser with *vacant possession of the property OR *receipt of the rents and profits of the Property (where sold subject to any tenancy) – upon payment of the *full deposit *full price.

AGENT'S PROFESSIONAL SELLING FEE STRUCTURE:

- Any fees payable to the agent are only payable upon an unconditional sale of the property.
- If the property is not sold, the agent's fees are ZERO. • NO SALE - NO CHARGE = NO RISK.
- There are no marketing expenses payable and no hidden fees.

Our professional fees for services are calculated as follows:

- ☐ \$5,500 up to a sale price of \$100,000 plus 2.5% of any amount thereafter, plus GST (Country properties up to 400k)
- ☐ \$4,000 up to a sale price of \$100,000 plus 2.5% of any amount thereafter, plus GST (Vacant land | Warrnambool properties | Country properties over 400k)
- ☒ 2.5% of the sale price, plus GST (Warrnambool properties over 600k)

As an example:

\$ 24,997.50 GST (\$ 27,497.25 including GST), upon a selling price of \$ 999,900.

- ☒ (If box ticked) The agent's fees are open to cordial negotiation at the time a sale is negotiated. Any agreed departure from the above must be confirmed with the agent in writing by the vendor prior to signing a contract of sale, otherwise it is agreed that the above fee structure shall be used.

- ☐ (If box ticked) The agent and vendor(s) agree to such fee negotiations being set at a minimum rate of _____ + GST (set figure or percentage of the sale price).

1. The vendor acknowledges having been informed by the agent before signing this authority, that under Victorian Law, the Agent's fees are subject to negotiation, based on the level of service to be provided by the Agent, which has been agreed upon and details supplied in writing.
2. The Vendor is obliged to pay the Agent the Agent's Fees if the Vendor sells the Property during the currency of this agreement, provided that the Vendor is happy with the service and price at the time of signing the Contract of Sale and Contract Note.
3. The Vendor signed this Agreement before signing any binding Contract for the sale of the Property.
4. When signing this Agreement, the Vendor received a counterpart from the Agent.
5. Any complaint relating to commission or outgoings can be made to Consumer Affairs Victoria GPO Box 4567, Melbourne, Victoria 3000, telephone 1300 737 030. Unless there are exceptional circumstances, CAV 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.

DATE OF THIS AGREEMENT 27 / 03 / 2023

AGENT SIGNS

Signed by or for the Agent

Jan Lamb

VENDOR SIGNS

Signed by or for the Vendor

R Fagan RDS