

Exclusive Sale Authority



Member of REIV.

PARTICULARS OF APPOINTMENT

AGENT DETAILS

Agent: Boss Partners Estate Agents Pty Ltd T/A Jellis Craig Ivanhoe
Address: 153 - 157 Upper Heidelberg Road, Ivanhoe Victoria 3079
Attention: Kieran Whaley
Phone: (03) 9499 7992
Email: KieranWhaley@jelliscraig.com.au

ABN: 29 749 918 562
ACN:
Mobile:

VENDOR DETAILS

Vendor: Marco Centofanti
Address: 11/13 Spencer Street, Thomastown Victoria 3074
Attention:
Phone:
Email: markc@metgroup.com.au

ACN:
ABN:
Mobile: 0418387203

PROPERTY DETAILS

Property: 504/9 Robert Street, Collingwood Victoria 3066
Goods included:
Goods excluded: Nil

SALE TERMS

Exclusive authority period until: 150 days
Continuing authority period: 60 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: Expression of Interest with the reserve to be advised prior to closing date of Mon 30 Sep 2019, 6:00PM
Vendor's asking price: To Be Advised payable in 30, 45, 60 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: \$ 390,000 and \$ 410,000
Revised amount: xxxxxxxx OR a range between: \$ 350,000 and \$ 370,000

AGENT'S COMMISSION (INCL GST) Commission has been updated, refer to the revisions page.

A fixed amount of \$ 9,900 (including GST)

16/01/2020 06/01/2020 18/12/2019

22/01/2020
16/01/2020

MARKETING EXPENSES (INCL GST)

Advertising: \$ 4,000.00

Other: \$0

Total: \$ 4,000.00

Marketing expenses are payable on: ☐ signing of this Authority OR ☒ written request [Seperate schedule](#)

Agent:

Vendor/s:


20/08/2019

Kieran Whaley


20/08/2019

Marco Centofanti

Date: Tue 20 Aug 2019

Proposed Schedule of Advertising



Property 504/9 Robert Street, Collingwood Victoria 3066
Vendor Marco Centofanti
Sale

Total (all prices are inclusive of GST)	\$ 4,000.00
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Our media/promotional suppliers are required to give 30 days' notice of a price change. We reserve the right to pass on any cost increases incurred during the campaign.

I/we, the vendors, pursuant to an authority dated Tue 20 Aug 2019 hereby authorise Jellis Craig to expend the total amount outlined in this schedule, on advertising and related expenses.

Vendor(s) Signature(s):



20/08/2019

Marco Centofanti

Terms of Appointment

504/9 Robert Street, Collingwood Victoria 3066



Member of REIV.

1. JELLIS CRAIG'S ENTITLEMENT TO COMMISSION

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

- 1.1 by Jellis Craig during the exclusive authority period or by any other person (including You or another agent); or
- 1.2 by Jellis Craig during the continuing authority period; or
- 1.3 by Jellis Craig to a person introduced to the Property before You signed this Authority; or
- 1.4 within 120 days after the expiration of the exclusive authority period to a person introduced to the Property by Jellis Craig 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.

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:

- 2.1 in the case of a sale by auction, 30 days after the date of the auction;
- 2.2 in any other case, 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, Jellis Craig's exclusive authority period ends.

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

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

4. YOUR ACKNOWLEDGEMENTS

You acknowledge:

- 4.1 being informed by Jellis Craig before signing this Authority that the terms of this Authority, the Commission and Marketing Expenses are negotiable, and you acknowledge this Authority is not a standard form contract for the purposes of the Australian Consumer Law.
- 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 Jellis Craig has relied on the information provided by You to prepare this Authority and Jellis Craig will not be liable for any incorrect information and agree that Your personal information will be collected and may be used by Jellis Craig, as provided in this Authority;
- 4.6 being informed by Jellis Craig before signing this Authority that Jellis Craig 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 to make images, plans and other information of the Property available to Jellis Craig and third parties to use the images without consent. You grant us a non-exclusive worldwide royalty free perpetual licence to use, reproduce and edit all such information in any form required by Jellis Craig and such third parties including any necessary sub licence to any such third party;
- 4.9 the Marketing Expenses include file administration, editorial request, consultancy, advertisement placement/proofing, internet response and funding of media campaign;
- 4.10 if you utilise the services of Campaign Agent, Jellis Craig is authorised to provide a copy of this Authority and any other related documents, particulars and information to Campaign Agent to assist it in providing services to You.
- 4.11 Jellis Craig hereby discloses and you acknowledge that one or more of Jellis Craig or Jellis Craig's shareholders and/or unitholders, directors, other officers and/or employees directly or indirectly hold (and are the beneficial owners of) shares and/or units in the each of the following entities and/or are directors, other officers and/or employees of one or more of:
 - 4.11.1 Review Property, which runs the www.reviewproperty.com.au web portal. Jellis Craig advertise properties and will advertise the Property on the www.reviewproperty.com.au web portal. Jellis Craig will pass on to You the cost of such advertising in relation to the Property.
 - 4.11.2 Metro Media Publishing Holdings Pty Ltd, which runs The Weekly Review magazine. Jellis Craig advertise properties, and will advertise the Property, in The Weekly Review magazine. Jellis Craig will pass on to You the cost of such advertising in relation to the Property.

- 4.11.3 Jellis Craig may engage JCD Marketing or De Niro Pty Ltd to provide or co-ordinate/procure advertising (including internet and print advertising) photography and copyrighting services in relation to properties and may arrange for it to provide such services in relation to the Property. Jellis Craig will pass on to you the charges in relation to the Property which will include processing administration and other fees.
- The Marketing expenses in the Particulars of Appointment include the estimated cost of any such expense. If Jellis Craig engages either of the above entities they will appear on the marketing invoice.

5. REBATE

Jellis Craig will not be, or is not likely to be, entitled to any rebates in respect of any outgoings, any prepayments made by You in respect of any intended expenditure by Jellis Craig on Your behalf or any payments made by You to another person in respect of the work. A rebate includes any discount, commission, or other benefit and includes non-monetary benefits. Jellis Craig 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. Jellis Craig must pay You any rebate that Jellis Craig receives in relation to the sale of the property.

6. AUTHORITY TO RECEIVE NOTICES

You authorise Jellis Craig 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.

7. COMMISSION SHARING

You acknowledge that Jellis Craig 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 Jellis Craig to share such commissions, if requested by Jellis Craig.

8. SECURITY FOR COMMISSION AND OTHER EXPENSES

You charge the Property in favour of Jellis Craig to secure the payment of any amounts payable or which may become due and payable by You to Jellis Craig in connection with this Authority in each case whether present or future or contingent. The moneys secured by the charge include (but not limited to) Commission and Marketing Expenses and any marketing fee. You irrevocably authorise Jellis Craig to lodge a caveat over the title of the Property to secure this charge.

9. AGENT MAY SIGN CONTRACT

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

10. RIGHT TO COMMISSION

You agree with Jellis Craig 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 Jellis Craig in connection with the sale of the Property.

11. 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 Jellis Craig, that person will procure the execution of a guarantee and indemnity in favour of Jellis Craig 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 Jellis Craig's legal practitioner.

12. ROLE AS STAKEHOLDER

If while a stakeholder Jellis Craig 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 Jellis Craig may retain out of the deposit moneys an amount equal to Jellis Craig's Commission and/or Marketing Expenses that Jellis Craig are then or will become entitled to and any other moneys that Jellis Craig are or will become entitled to by law in relation to the sale of the Property.

13. DISPUTE RESOLUTION

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

14. 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 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 You receiving an account for, or notice that Jellis Craig has taken the amount in dispute, whichever is later.

15. JELLIS CRAIG'S ROLE

Jellis Craig will advertise, market and endeavour to sell the Property.

16. COLLECTION AND USE OF PERSONAL INFORMATION

- 16.1 Jellis Craig may collect personal information in relation to You and use it in relation to selling the Property. Jellis Craig may provide it to others with whom Jellis Craig need to have contact in connection with performing Jellis Craig's role as estate agent.
- 16.2 Jellis Craig may also use Your personal information in connection with:
 - 16.2.1 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;
 - 16.2.2 to enable Jellis Craig to promote Jellis Craig's services and seek out potential purchasers;
 - 16.2.3 to respond to enquiries received from Consumer Affairs Victoria and/or the REIV relating to this Authority and/or the sale of the Property.
- 16.3 You can contact Jellis Craig during normal business hours Monday to Friday (excluding public holidays) to gain access to or amend any of Your personal information. Jellis Craig's contact details are incorporated in the Particulars of Appointment in this Authority.
- 16.4 If any part of Your personal information is not provided to Jellis Craig, then Jellis Craig may not be able to act for You and/or effectively perform Jellis Craig's role as estate agent.
- 16.5 Jellis Craig will use personal information in accordance with the Privacy Policy and the Privacy Collection Notice adopted by Jellis Craig. The Privacy Policy and the Privacy Collection Notice can be viewed at <https://www.jellisraig.com.au/about-us/important-info#privacyppolicy>

General Conditions

17. VENDOR OBLIGATIONS

- 17.1 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 Jellis Craig from the sum of the deposit paid or recovered.
- 17.2 If You fail to pay Jellis Craig any moneys due under this Authority within 30 days of receipt of Jellis Craig's invoice ("the due date for payment"), then if demanded by Jellis Craig 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.
- 17.3 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.
- 17.4 If You are a corporation or an incorporated association, and Jellis Craig 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 Jellis Craig's favour in a form acceptable to Jellis Craig's legal practitioner.
- 17.5 You irrevocably authorise Jellis Craig to deduct from any deposit moneys held by Jellis Craig the Commission, Marketing Expenses and any other money due to Jellis Craig pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.
- 17.6 If the Property is sold and no deposit moneys are held by Jellis Craig, You will pay the Commission, Marketing Expenses and any other money due to Jellis Craig pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.
- 17.7 If any deposit moneys are held by Your conveyancer or legal practitioner, You appoint Jellis Craig as Your attorney under power to direct and authorise the conveyancer or legal practitioner to pay to Jellis Craig on demand the Commission, Marketing Expenses and any other money due to Jellis Craig 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 Jellis Craig request You to do so.

18. MARKETING EXPENSES

Unless otherwise stated in the Particulars of Appointment, You will pay the maximum amount of Marketing Expenses to Jellis Craig on the signing of this Authority and in any event the Marketing Expenses will be payable on demand. When this Authority ends, Jellis Craig will provide You with an itemised list of the Marketing Expenses and any State and Federal taxes expended or payable. Jellis Craig will provide an

itemised list at any other time that may reasonably be required by You.

19. GST

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

20. 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 Jellis Craig 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.

21. DEFINITIONS AND INTERPRETATION

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

- 21.1 "Act" means the Estate Agents Act 1980.
- 21.2 "Authority" means this document as signed by You and as may be varied from time to time.
- 21.3 "binding offer" means:
 - 21.3.1 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
 - 21.3.2 an enforceable contract of sale signed by You and the Purchaser at Your Reserve Price.For the purposes of clause 21.3.1 the offer must be in a contract of sale signed by the Purchaser and "Your Reserve Price" has the same meaning in clause 21.19.
- 21.4 "Commission" means the commission specified or calculated at the rate specified in the particulars of appointment.
- 21.5 "continuing authority period" means the number of days specified as such in the particulars of appointment commencing on expiry of the exclusive authority period.
- 21.6 "deposit moneys" has the same meaning as defined in the Sale of Land Act 1962.
- 21.7 "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.
- 21.8 "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.
- 21.9 "GST" means the goods and services tax payable in accord with the A New Tax System (Goods and Services Tax) Act 1999.
- 21.10 "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 Jellis Craig 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 Jellis Craig in any way.
- 21.11 "Jellis Craig" means any member of the Jellis Craig network of estate agents.
- 21.12 "Marketing Expenses" means the advertising and other expenses of Jellis Craig specified in the Particulars of Appointment.
- 21.13 "person" includes a natural person, a corporation and an incorporated association.
- 21.14 "Purchaser" means any person to whom the Property is sold.
- 21.15 "REIV" means The Real Estate Institute of Victoria Ltd (ACN 004 210 897).
- 21.16 "sold" is the result of obtaining a binding offer and "sale" and "sell" have corresponding meanings.
- 21.17 "security" includes mortgage, bond, debenture, covenant, charge, or appointment under the terms of which You are disposing of the Property.
- 21.18 "You" means the vendor named in the Particulars of Appointment.
- 21.19 "Your Price" means a price equal to or greater than Your Price stated in the Particulars of Appointment.
- 21.20 A reference to an act of Parliament includes an act amending or superseding the act referred to and any subordinate legislation.
- 21.21 If You or Jellis Craig comprise more than one person, the respective obligations are joint and separate.

Authorisation of Price Representations

I/We, the vendor(s) named on page 1 of the attached Authority authorise you to advertise and market the property, 504/9 Robert Street, Collingwood Victoria 3066 as follows:

1. WHERE A PRICE IS TO BE DISPLAYED IN ADVERTISEMENTS:

- ☐ At a single figure of*
- ☒ At a price range of**: \$ 390,000 to \$ 410,000

OR

2. WHERE 'CONTACT AGENT' IS TO BE DISPLAYED IN ADVERTISEMENTS, MARKET THE PROPERTY TO THE PUBLIC AS:

- ☐ At a single figure of*
- ☐ At a price range of**:

*The amount must not be less than the estimate of the selling price on the authority, or if the vendor has advised a reserve/selling price, that price.

**The amount must not be less than the lower amount of the estimate of the selling price on the authority, or if the vendor has advised a reserve / selling price, that price. The range must not exceed 10%.

My/Our authorisation does not authorise you to make a price representation that contravenes the Estate Agents Act 1980, Competition and Consumer Act 2010 (formerly Fair Trading and Trades Practice Acts) or Estate Agents Amendment (Underquoting) Act 2016.

I/We understand that I/we may authorise you to change the price representations at any time provided my/our authorisation does not involve you making a representation that contravenes the Estate Agents Act 1980, Competition and Consumer Act 2010 (formally Fair Trading and Trades Practice Acts) or Estate Agents Amendment (Underquoting) Act 2016.

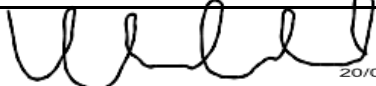
Agent:



20/08/2019

Kieran Whaley

Vendor(s) Signature(s):


20/08/2019

Marco Centofanti

Considerations of Offers

I/WE THE VENDOR(S) WILL NOT CONSIDER OFFERS:

☐ As the property is to be auctioned, I/we will not accept any offers.

OR

I/WE THE VENDOR(S) WILL CONSIDER OFFERS:

☒ On a written Contract of Sale signed by the purchaser(s) and where the Vendor Statement is signed by the Vendor(s)

☐ As an unconditional sale

☐ A deposit* of provided at the time the Contract of Sale was signed

☐ Settlement within

**In cash or by cheque drawn on an authorised deposit taking institution.*

I/We understand that if I/we reject an offer (as detailed above) on the basis that the price is too low in accordance with the legislation, the Agent must update / revise the price representation for the property.

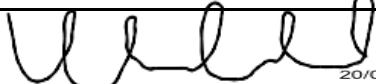
I/We understand that if the property is sold, the result may be used for the purpose of preparing a Statement of Information and appraisal reports used in the selling of Residential property. Agents have a legal obligation to include the three most comparable sale properties when preparing this document and as such the sold result would be included if this were the case. The result will not be used in any promotional material.

Agent Signature


20/08/2019

Kieran Whaley

Vendor(s) signature(s)


20/08/2019

Marco Centofanti

Date: Tue 20 Aug 2019

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
Jellis Craig Armadale: Jellis Craig Bennison Mackinnon Pty Ltd ATF Jellis Craig Bennison Mackinnon Unit Trust T/A, Jellis Craig (Armadale), Jellis Craig Stonnington, Jellis Craig South Yarra, Jellis Craig Richmond, Jellis Craig Richmond and Surrounds ACN: 111 906 408 ABN: 75 472 507 614 Address: 1215 High St, Armadale VIC 3143	Entity within the Jellis Craig franchise group
Jellis Craig Balwyn: Jellis Craig and Company Pty Ltd T/A Jellis Craig Boroondara ACN: 054 440 827 Address: 244A Whitehorse Rd, Balwyn VIC 3103	Entity within the Jellis Craig franchise group
Jellis Craig Bentleigh: Jellis Craig Bayside and Glen Eira Pty Ltd ATF Jellis Craig Bayside and Glen Eira Unit Trust T/A Jellis Craig Bentleigh, Jellis Craig Brighton, Jellis Craig Carnegie ACN: 088 302 916 Address: 390-392 Centre Road, Bentleigh VIC 3204	Entity within the Jellis Craig franchise group
Jellis Craig Blackburn: Jellis Craig Blackburn: Jellis Craig (Blackburn) Pty Ltd T/A Jellis Craig Blackburn ACN: 159 492 038 Address: 130 South Parade, Blackburn VIC 3130	Entity within the Jellis Craig franchise group
Jellis Craig Brighton: Jellis Craig Bayside and Glen Eira Pty Ltd ATF Jellis Craig Bayside and Glen Eira Unit Trust T/A Jellis Craig Brighton, Jellis Craig Bentleigh, Jellis Craig Carnegie ACN: 088 302 916 Address: 307 Bay Street, Brighton VIC 3186	Entity within the Jellis Craig franchise group
Jellis Craig Brunswick: Jellis Craig North Side (Sales) Pty Ltd T/A Jellis Craig Brunswick, Jellis Craig Fitzroy, Jellis Craig Northcote Sales ACN: 612 392 453 Address: 179 Sydney Rd, Brunswick VIC 3056	Entity within the Jellis Craig franchise group
Jellis Craig Carnegie: Jellis Craig Bayside and Glen Eira Pty Ltd ATF Jellis Craig Bayside and Glen Eira Unit Trust T/A Jellis Craig Carnegie, Jellis Craig Bentleigh, Jellis Craig Brighton ACN: 088 302 916 Address: 59 Koornang Road, Carnegie VIC 3163	Entity within the Jellis Craig franchise group
Jellis Craig Central Highlands: Jellis Craig Macedon Ranges Pty Ltd T/A Jellis Craig Central Highlands, Jellis Craig Macedon Ranges ACN: 162 808 335 Address: 164 Barker Street, Castlemaine VIC 3450	Entity within the Jellis Craig franchise group
Jellis Craig Doncaster: MRES Pty Ltd T/A Jellis Craig Doncaster, Jellis Craig Ringwood ACN: 150 692 238 Address: 1/1006 Doncaster Rd, Doncaster East VIC 3109	Entity within the Jellis Craig franchise group
Jellis Craig Eltham: Reskey Pty Ltd T/A Jellis Craig Eltham ACN: 097 241 855 Address: 1022 Main Road, Eltham VIC 3095	Entity within the Jellis Craig franchise group
Jellis Craig Fitzroy: Jellis Craig North Side (Sales) Pty Ltd T/A Jellis Craig Brunswick, Jellis Craig Fitzroy, Jellis Craig Northcote Sales ACN: 612 392 453 Address: 189 Johnston St, Fitzroy VIC 3056	Entity within the Jellis Craig franchise group
Jellis Craig Glen Iris: Jellis Craig and Company Pty Ltd T/A Jellis Craig Boroondara ACN: 054 440 827 Address: 45 High St, Glen Iris VIC 3146	Entity within the Jellis Craig franchise group
Jellis Craig Greensborough: Diamond Valley Estate Agents Pty Ltd T/A Jellis Craig Greensborough ACN: 609 934 483 Address: Shop 4/94 Grimshaw Street, Greensborough VIC 3088	Entity within the Jellis Craig franchise group
Jellis Craig Hawthorn: Jellis Craig and Company Pty Ltd T/A Jellis Craig Boroondara ACN: 054 440 827 Address: 248 Burwood Rd, Hawthorn VIC 3122	Entity within the Jellis Craig franchise group
Jellis Craig Ivanhoe: Boss Partners Estate Agents Pty Ltd ATF Jaaron Unit trust T/A Jellis	

Craig Ivanhoe and Jellis Craig Rosanna ACN: 057 852 990 Address: 153 - 157 Upper Heidelberg Road, Ivanhoe VIC 3079	Entity within the Jellis Craig franchise group
Jellis Craig Kensington: Jellis Craig Kensington Pty Ltd T/A Jellis Craig – Kensington ACN: 612 175 363 Address: 291 Racecourse Rd, Flemington VIC 3031	Entity within the Jellis Craig franchise group
Jellis Craig Macedon Ranges: Jellis Craig (Macedon Ranges) Pty Ltd T/A Jellis Craig Macedon Ranges, Jellis Craig Central Highlands ACN: 162 808 335 Address: 91 High St, Woodend VIC 3442	Entity within the Jellis Craig franchise group
Jellis Craig Mount Waverley: J C Monash Pty Ltd ATF J C Mt. Waverley Sales Unit Trust T/A Jellis Craig – Mount Waverley ACN: 609 290 128 Address: 280 Stephenson Rd, Mount Waverley VIC 3149	Entity within the Jellis Craig franchise group
Jellis Craig Northcote: Jellis Craig North Side (Sales) Pty Ltd T/A Jellis Craig Brunswick, Jellis Craig Fitzroy, Jellis Craig Northcote Sales ACN: 612 392 453 Address: 427-431 High St, Northcote VIC 3070	Entity within the Jellis Craig franchise group
Jellis Craig Richmond: Jellis Craig Bennison Mackinnon Pty Ltd ATF Jellis Craig Bennison Mackinnon Unit Trust T/A Jellis Craig Richmond, Jellis Craig Richmond & Surrounds, Jellis Craig (Armada), Jellis Craig Stonnington, Jellis Craig South Yarra ACN: 111 906 408 Address: 57-59 Bridge Rd, Richmond VIC 3121	Entity within the Jellis Craig franchise group
Jellis Craig Ringwood: MRES Pty Ltd T/A Jellis Craig Ringwood, Jellis Craig Doncaster ACN: 150 692 238 Address: 90 Maroondah Highway, Ringwood VIC 3134	Entity within the Jellis Craig franchise group
Jellis Craig Rosanna: Boss Partners Estate Agents Pty Ltd ATF Jaaron Unit Trust T/A Jellis Craig Rosanna and Jellis Craig Ivanhoe ACN: 057 852 990 Address: 131 Lower Plenty Road, Rosanna VIC 3084	Entity within the Jellis Craig franchise group
Jellis Craig Sorrento: Jellis Craig Bennison Mackinnon (Sorrento) Pty Ltd T/A Jellis Craig Sorrento ACN: 131 890 107 Address: 39 Ocean Beach Rd, Sorrento VIC 3943	Entity within the Jellis Craig franchise group
Jellis Craig South Yarra: Jellis Craig Bennison Mackinnon Pty Ltd ATF Jellis Craig Bennison Mackinnon Unit Trust T/A Jellis Craig South Yarra, Jellis Craig Stonnington, Jellis Craig (Armada), Jellis Craig Stonnington, Jellis Craig Richmond, Jellis Craig Richmond & Surrounds ACN: 111 906 408 Address: Level 1/100 Toorak Road, South Yarra VIC 3141	Entity within the Jellis Craig franchise group

Dated: Tue 20 Aug 2019

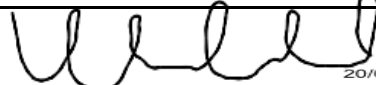
Signature of Agent:



20/08/2019

Kieran Whaley

Signature of Vendor(s):



20/08/2019

Marco Centofanti

CAV 80 (02/16)



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Revisions - 504/9 Robert Street, Collingwood Victoria 3066

Revised: 24 Oct 19

The Estimate of Selling Price contained within the authority has ceased to be reasonable

Reason: Current market interest

The revised Estimate of Selling Price is: Range between \$ 350,000 and \$ 370,000

Agent's Commission:

A fixed amount of \$ 9,900 (including GST)

Revised: 18 Dec 19

The Estimate of Selling Price contained within the authority has ceased to be reasonable

Reason: Current market interest

The revised Estimate of Selling Price is: Range between \$340,000 and \$370,000

Agent's Commission:

A fixed amount of \$9,900 (including GST)

Revised: 06 Jan 20

Exclusive authority period until: 150

Continuing authority period: 60

Revised: 16 Jan 20

The Estimate of Selling Price contained within the authority has ceased to be reasonable

Reason: Current market interest

The revised Estimate of Selling Price is: Range between \$350,000 and \$370,000

Agent's Commission:

A fixed amount of \$9,900 (including GST)

16/01/2020 06/01/2020 18/12/2019

KW KW KW KW

24/10/2019

16/01/2020
22/01/2020
ME