

Code 002

Exclusive Sale Authority



Particulars of Appointment.

HAYDEN REAL ESTATE MELBOURNE

Agent: Jimmy Collas ACN: _____

Address: 310 Toorak Road South Yarra 3141
ABN 75 809 325 713
Ph: 0413 767 929

Attention: email: jimmy@haydensales.com.au

Phone: _____ Mobile: _____ Fax/Email: _____

Vendor: U-Logistics Warehouse Pty Ltd ABN: _____

Address: 32B Trade Park Drive, Tullamarine, VIC 3043

Phone: _____ Mobile: _____ Email: _____

Property: 313/118 Franklin St, Melbourne

with goods being: As per contract of sale

Exclusive authority period: 7 days Continuing authority period: UNTIL RANCHED days.

Property sold: ☒ with vacant possession OR ☒ subject to a tenancy on payment of ☒ full purchase price

OR upon terms on payment of ☐ full deposit and ☐ the sum of \$ _____

Vendor's price \$ TBA payable in negotiable

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 \$390,000 or between \$ _____ and \$ _____

Commission

A fixed *Commission (including GST) of \$ _____ OR

A *commission (including GST) being the following % of the sale price:

(1.5% + \$3,000) + gst [NO SALE, NO CHARGE]

Dollar amount of estimated commission:

\$ 8,580 which includes GST of \$ 780

If sold at a *GST inclusive/*GST exclusive/*not subject to GST price of \$ 390,000

(*delete those 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 \$ 0 Other Expenses \$ 0 TOTAL \$ 0

The Marketing Expenses are payable on

* the signing of this Authority / * written request (*delete the one that does NOT apply) DATE: 13 / 05 / 20 21

AGENT [Signature] VENDOR (S) [Signature]

This Authority period commences from signing this authority until 90 days after Hayden Real Estate Melbourne receives the signed Vendor's Statement