



EXCLUSIVE SALE AUTHORITY PARTICULARS OF APPOINTMENT

Agent Details

Agent: RPP PROPERTY GROUP PTY LTD T/A Stockdale & Leggo Pakenham

ACN: 125 653 527

Attention: Donna Scherp

Address: Suite 2, Level 1 48 John Street, Pakenham Victoria 3810

Phone: (03) 5940 2255

Mobile: 0423006146

Email:

donna.scherp@stockdaleleggo.com.au

Vendor Details

Vendor: Elefterios Yianni

ACN:

Address: 32 Fyffe Street, Diamond Creek Victoria 3089

Attention:

Phone:

Mobile: 0408394634

Email: yarns0@tpg.com.au

Vendor: Alice Lina Yianni

ACN:

Address: 32 Fyffe Street, Diamond Creek Victoria 3089

Attention:

Phone:

Mobile: 0438055177

Email: alyianni@tpg.com.au

Property Details

Property: 2 Christopher Close, Pakenham Victoria 3810

Chattels included: All fixed floor coverings, electric light fittings, window furnishings and all standard fixtures and fittings of a permanent nature

Chattels excluded:

Sale Terms

Exclusive authority period: 120 days after the date of Authority.

Continuing authority period: 90 days after 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

Vendor's asking price: To Be Advised

payable in 60, 90, 120 days

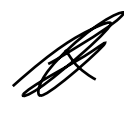
Agent's Estimate of Selling Price

Section 47A of the Estate Agents Act 1980: 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: \$640,000 and \$700,000

Section 47AE of the Estate Agents Act: if the Agent knows or could be reasonably expected to know that the ESP is no longer reasonable, the ESP is to be revised as follows:

Revised amount: XXXXXXXX OR a range between: \$620,000 and \$680,000

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Agent's Commission (incl GST) Commission has been updated, refer to the revisions page.

An amount equal to 1.65% (including GST) of the Sale Price.

Example

If sold at price of: \$700,000 GST N/A

Dollar amount of estimated commission: \$11,550

Including GST of \$1,050.00

Marketing and Other Expenses

Advertising: \$4,653.00 Other: \$0.00 Total: \$4,653.00
Marketing expenses are payable on: ☐ signing of this Authority **OR** ☐ written request

Dated: Wed 22 Apr 2026
Signature of Agent:



22/04/2026

Donna Scherp

Signature of Vendor(s):



05/05/2026

Elefterios Yianni



05/05/2026

Alice Lina Yianni



30/06/202601/07/202601/07/2026

1. Exclusive Agency

Please note: the term Exclusive Agency means Commission is payable to Us under this Authority if the sale of the Property is not completed by Us and is instead completed by any other person (including You or another agent) during the Term of this Authority.

The Vendor agrees to pay the Agent the commission on the terms of this Authority if the Property is sold:

1.1 during the Exclusive Authority Period by the Agent or by any other person (including the Vendor or another agent); or

1.2 during the continuing authority period by the Agent; or

1.3 to a person introduced to the Property by the Agent before the Vendor 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 the Agent within the exclusive authority period and to whom, as a result of the introduction, the Property is sold.

The commission is due and payable upon the Property being sold (as that term is defined in this Authority).

2. Auction

The Vendor appoints the Agent to offer the Property for sale by public auction on the Auction Date if specified in the Particulars, subject to the Reserve Price to be notified to the Agent in writing prior to the Auction Date.

3. Tender/EOI Authority

The Vendor appoints the Agent to offer the Property for sale by public tender or expression of interest campaign with the public tender closing on the Tender Date if specified in the Particulars.

4. Agent's appointment & Authority

(a) The Agent is appointed by the Vendor and authorised to:

- i. market the Property to effect a sale in accordance with this Authority, including publishing any details of the Property (including photographs and display material) and the proposed Contract on any website;
- ii. use photographs and display material including a sign on the Property for promotional purposes.
- iii. If the Agent is appointed as an Exclusive Agent, the rights to display signs, billboards and advertising will be exclusive during the period of the Exclusive Agency;
- iv. arrange and conduct inspections of the Property (provided that it first consults with the Vendor regarding such inspection);
- v. retain any of the rebates, discounts and Fees if set out in the rebate statement as approved by the Director of Consumer Affairs Victoria attached to this Authority; and
- vi. the Agent is not authorised to sign a Contract.

(b) The Agent is appointed to undertake the items set forth in 4(a)(i)-(vi) on the Vendor(s) behalf:

- i. on an exclusive basis during the Exclusive Authority Period; and
- ii. on a non-exclusive basis during the Continuing Authority Period.

(c) For the purposes of this Authority, a Contract/Lease means a contract or agreement evidencing a sale of all or part of the Property.

5. Expenses

The Vendor authorises the Agent to spend up to the amount specified in the Particulars for the preparation of marketing material, advertising and signage. The Vendor agrees to pay the amount specified in the Particulars in advance of the Agent incurring any expenses.

6. Fees to be Payable

(a) For the purposes of this Authority, "Introduce" or "Introduced" means, where the Agent introduces or refers a person to the Vendor or where the Agent informs or notifies a person about the Property or a proposed sale.

(b) The Vendor will pay the Fee in the Particulars if, before or during the term of this Authority, the Agent Introduces a potential purchaser of the Property and that purchaser:

- i. enters into a Contract;
- ii. procures another person or entity to enter into a Contract for the Property (whether by novation or otherwise);

iii. where the Property is owned by a company, procures another person or entity to enter into a Contract for the purchase of any of the share of that company (whether by novation or otherwise); or

iv. by any other means whatsoever, becomes the legal and/or beneficial owner of the Property.

(c) The Agent will also be entitled to the Fee if it introduces a purchaser who enters into Contract for the Property but subsequently defaults so that the Vendor is entitled to retain the Deposit.

(d) Upon the earlier of:

i. exchange of an unconditional Contract;

ii. the purchaser taking possession of the Property;

iii. the legal and/or beneficial ownership in the Property being transferred; or

iv. the events in sub-clause 6(b) occurring,

the Agent will either deduct the Fee from the Deposit or the Vendor will pay the Agent within 14 days of production of a valid tax invoice.

7. Deposit

(a) The Vendor agrees that:

i. The Agent is entitled to receive a Deposit on the Vendor's behalf in respect of any Contract; and

ii. The Agent is entitled to deduct its Fees and Expenses from such Deposit.

8. Liability & Indirect Loss

(a) If the Fees are \$299,999.99 or below then to the maximum extent permitted by the law, the Agent's aggregate liability for any claim, demand or proceeding (including for breach of contract, tort (including negligence), in equity or under any statute) made under or in connection with this Authority is limited to the greater of three times the fees or \$250,000.

(b) If the Fees are \$300,000 or above then to the maximum extent permitted by law, the Agent's aggregate liability for any claim, demand or proceeding (including for breach of contract, tort (including negligence), in equity or under any statute) made under or in connection with this Authority is limited to the greater of the Fees or \$750,000.

(c) To the full extent permitted by law, neither party will have any liability to the other (whether arising in contract, tort (including negligence), statute, equity or otherwise) for Indirect Loss under or arising out of this Authority.

i. **Indirect Loss** means any:

1. loss of revenue, use, production, goodwill, profit, income, business, contract or anticipated savings; or

2. financing costs or increase in operating costs; or

3. other financial or economic loss or any other special or indirect loss or damage (excluding any losses and damage to the extent arising naturally according to the usual course of things from the relevant conduct or breach).

(d) If a party consists of more than one person, the liability is several. Where only one Agent is in breach of the Authority by an act, omission or representation, the breaching Agent will only be liable. The rights of the non-breaching Agent are unaffected.

9. Vendor's Warranty

(a) The Vendor warrants that all information it provides to the Agent for the purposes of this Authority shall be true, complete and not misleading.

(b) The Vendor represents and warrants that it has authority to enter into this Authority.

(c) The Agent agrees to comply with all applicable legislation where the Property is located and will act in the best interest of the Vendor.

(d) The Vendor will not engage in any dummy bidding.

(e) The Vendor warrants that the Property (including all fixtures, fitting and any goods and chattels sold with the Property) is not in a Dangerous Condition.

(f) The Vendor warrants that it was informed by the Agent before signing that the Commission or Outgoings may be negotiated.

(g) The Vendor warrants that it will pay the Commission to the Agent if the Property is Sold.

10. Conjunction Agents

The Agent may appoint in conjunction agents or third-party introducers to assist in selling the Property.

11. Privacy

The Agent will only collect, store, use or disclose Personal Information in accordance with its privacy policy as it applies from time to time and as permitted under the Privacy Act 1988 (Cth) in order to perform its duties under this Authority.

12. No Variation

This Authority cannot be amended or varied except in writing signed by the parties.

13. Insurance

Both parties will maintain insurance sufficient to comply with their obligations hereunder.

14. Health & Safety

(a) The Vendor will:

i. ensure there is no risk to the environment or health, safety and welfare of the Agent's employees, officers and any prospective purchaser and that all requirements under all legislation applicable or relevant to the Property is met.

ii. Provide the Agent and any other persons who visit the Property with:

1. any site induction under the Vendor's policies;
2. any information about hazards or risks to health and safety; and
3. details of any emergency plans and procedures (including evacuation plans) relating to the Property.

15. Intellectual Property

The Agent retains all intellectual property rights in any pre-existing intellectual property. Any intellectual property created in the provision of the services vests in the Agent who agrees to grant a worldwide, irrevocable, non-transferable licence to the Vendor to use such intellectual property.

16. Confidentiality

The Vendor will not disclose or permit to be disclosed to any third party any information provided to it under this Authority that is not already in the public domain, other than for the provision of the services or as required by law or regulations.

17. Term & Termination

(a) The appointment of the Agent as Exclusive Agent will commence on the Commencement Date and will continue until the Expiry Date (inclusive).

(b) The appointment of the Agent as a general agent for the Vendor will commence on the day immediately after the Expiry Date and will continue until terminated by either party giving the other party at least 28 days' written notice.

(c) A party may terminate this Authority with immediate effect by giving the other party (Defaulting Party) notice if:

- i. the Defaulting Party breaches a term of this Authority and fails to remedy the breach within 30 days after receiving notice requiring it to do so; or
- ii. the Defaulting Party breached a material provision of this Authority and the breach is not capable of remedy.

(d) If an agreement stating that an estate agent is to act as the sole agent for the sale of any real estate or business does not state when the sole agency is to end, the sole agency ends:

- i. in the case of a sale by auction, 30 days after the date of the auction; or
- ii. in any other case, 60 days after the date the agreement is signed by, or on behalf of, the seller of the real estate or business.

18. Complaints and Disputes

(a) The Agent advises the Vendor that it has procedures for resolving complaints and disputes arising from the operation of its estate agency practice.

(b) 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.

(c) 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 the client receiving an account for, or notice that the Agent has taken the amount in dispute, whichever is the later.

19. Governing Law and Jurisdiction

This Authority is governed by the laws of Victoria and the parties submit to the non-exclusive jurisdiction of the courts of Victoria.

20. Electronic Signature

This Authority may be executed by way of electronic acceptance, and if so, shall be considered an original.

21. Rebate, Discounts and Commission Statement

(a) A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. It is illegal for an Agent to keep any rebate they receive for advertising or other outgoings purchased by the Agent on your behalf. Section 48A of the Estate Agents Act 1980 requires the Agent to immediately pay you any rebate they receive in relation to the sale, management or leasing of your property.

(b) The Agent will not be, or is not likely to be, entitled to any rebates. A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. The Agent is not entitled to retain any rebate and must not charge the client for an amount for any expenses that is more than the cost of those expenses.

22. General Conditions

(a) Each party will promptly execute all documents and do all things that another party from time to time reasonably requires of it to effect, perfect or

complete the terms and conditions of this Authority and any transaction contemplated by it.

(b) A provision of this Authority which can and is intended to operate after its conclusion will remain in full force and effect.

(c) A single or partial exercise or waiver of a right relating to this Authority will not prevent any other exercise of that right or the exercise of any other right.

(d) A party will not be liable for any loss, cost or expense of any other party caused or contributed to by any waiver, exercise, attempted exercise or failure to exercise, or any delay in the exercise of, a right.

(e) This Authority may not be modified, discharged or abandoned unless by a document signed by the parties.

(f) The rights and obligations of each party under this Authority are personal. No party may assign, encumber or otherwise deal with such rights and obligations without the prior written consent of all other parties.

(g) If a person signs this Authority on Your behalf, that person is personally responsible for the due performance of Your obligations under this Authority. If You are a corporation, then You agree to procure a guarantee and indemnity in favour of the Agent and signed by Your directors in a form acceptable to the Agent, if required by the Agent.

(h) If You comprise more than one person, then Your obligations under this Authority are joint and several.

23. Interpretation

In this Authority unless specified to the contrary:

(a) Words importing the singular number include the plural and vice versa and words importing any gender include all other genders.

(b) Headings are for reference only and shall not affect the construction of this Authority.

(c) A reference to a party if more than one is to them jointly and severally.

(d) All schedules are included as part of this Authority.

(e) Any reference to "dollars" or "\$" is a reference to Australian currency.

(f) The expression "person" shall include a corporation.

(g) Use of the word including and similar expressions are not, nor are they to be interpreted as, words of limitation.

(h) A reference to a party includes the party's executors, administrators, successors and permitted assigns.

(i) A reference to a person includes a natural person, a company or other entities recognised by law.

(j) A reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislation or legislative provision substituted for, that legislation or legislative provision.

(k) The language in all parts of this Authority shall be in all cases construed in accordance with its fair and common meaning and not strictly for or against any of the parties.

24. Definitions

In this Authority, unless specified to the contrary:

Act means the Estate Agents Act 1980 (Vic), including any applicable amendments or variation passed as law.

Agent means the Agent described in the Particulars.

Authority means this Exclusive Sale/Auction Authority.

Binding Offer means in respect of a Property:

(a) an offer at the "Vendor's Reserve" that would result in a legally enforceable contract, if the contract was signed by You and exchanged with the Purchaser. The contract must be signed by the Purchaser; or

(b) a legally enforceable Contract signed by You and the Purchaser, where **legally enforceable** means enforceable 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.

CAV means Consumer Affairs Victoria.

Commencement Date means the date on which this Authority is signed.

Commission means the payment to the Agent for services under this Authority.

Continuing Authority Period means the period set out in the Particulars.

Contract means, in respect of a Property, the contract of sale for the Property.

Dangerous Condition means any physical defect in the Property that may cause damage to the Property or injure any person on the Property.

Deposit has the same meaning as it has in the Sale of Land Act 1962 (Vic). Generally, it refers to money paid as part of the agreed price but before the purchaser or lessor is entitled to the title of a Property.

Director means the Director of CAV.

Estate Agent has the meaning given to it in the Act.

Exclusive Authority Period means the period set out in the Particulars.

Expiry Date means the date on which the Exclusive Authority Period ends.

Fees means any:

- (a) Commission the Agent becomes entitled to; and
- (b) duly authorised and expended Outgoings.

Governmental Agency means a government or government department or other body, a governmental, semi-governmental or judicial person or a person who is charged with the administration of any law.

GST has the meaning given to that term in the GST Law.

GST Law has the meaning given to that term in the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

Marketing Expenses mean the marketing and other expenses of the Agent described in this Authority.

Outgoings mean:

- (a) the Marketing Expenses; and
- (b) any other expenses authorised by You in connection with the Agent performing the Services.

Particulars means the particulars of appointment of the Agent set out on pages 1 and 2 of this Authority.

Personal Information means information so described within the Agent's privacy policy.

Private Sale means the sale of a Property conducted by private negotiation and not in the manner of an auction.

Property means the property described in the Particulars.

Purchaser means the person(s) to whom the Property is Sold.

Sale Price means the price set out in the Binding Offer.

Services means:

- (a) advertising and marketing the Property for the purpose of selling the Property; and
- (b) facilitating a Private Sale of the Property.

Sold means that you obtain a Binding Offer for the Property and Sale, Sell and Selling have corresponding meanings.

Statement of Information means, in respect of a Property, the statement prepared by the Agent for the Property in accordance with the provisions of the Act.

Tax means any tax, levy, charge, impost, rates, duty, fee, deduction, compulsory loan or withholding tax which is (or is able to be) assessed, levied, imposed or collected by or payable to any Governmental Agency and includes, but is not limited to, any interest, fine, penalty, charge, fee or other amount imposed or made on or in respect of the above.

Us means the Agent named in the Particulars.

Vendor means the party listed under the heading 'Vendor' in the Particulars.

Vendor's Reserve or Reserve Price means a price equal to or greater than the Vendor's Reserve stated in Particulars.

You means the Vendor(s) named in the Particulars, and Your has a corresponding meaning.

25. Compliance with Law

- (a) This Authority is to be interpreted so that it complies with all applicable laws. If any provision of this Authority does not comply with any law, then it must be read down so as to give it as much effect as possible.
- (b) The parties intend to comply with all applicable laws, and agree to facilitate the other party's compliance with the law (insofar as it relates to the terms of this Authority).
- (c) The parties agree to do all things necessary to rectify any aspect of this Authority that is not compliant with any law, insofar as is necessary to give effect to the substance of the terms of this Authority (including, agreeing to amend any clause that is not compliant with any law, and/or re-signing a new Authority on substantially the same terms).
- (d) If it is not possible to rectify any aspect of this Authority that is not compliant with the law, then it is to be severed from this Authority and the remaining clauses will continue to have full force and effect.
- (e) You acknowledge that the Agent 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 form and any other documents necessary in order to permit the Agent to share such Commissions, including re-signing this Authority if requested by the Agent.

26. Special Conditions

The following Special Conditions apply to this Authority and, in the event of a conflict, the provisions of any of the Special Conditions will prevail over any other provisions of this Authority:

(a) Nil.

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

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 estate 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 the commission will be shared	Description of such person
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Signature of Agent:



22/04/2026

Donna Scherp

Signature of Vendor(s):



05/05/2026

Elefterios Yianni



05/05/2026

Alice Lina Yianni

Rebate statement form approved by the Director for Sections 48A and 49A of the *Estate Agents Act 1980*

IMPORTANT INFORMATION FOR VENDORS/LANDLORD(S)

A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. It is illegal for an Agent to keep any rebate they receive for advertising or other outgoings purchased by the Agent on your behalf. Section 48A of the *Estate Agents Act 1980* requires the Agent to immediately pay you any rebate they receive in relation to the sale, management or leasing of your property.

The agent is not entitled to retain any rebate and must not charge you an amount for any expenses that is more than the cost of those expenses.

Select one of the following options:

- ☒ 1) The Agent will not be, or is not likely to be, entitled to any rebates.
☐ 2) The agent will be, or is likely to be, entitled to rebates.

List of rebates:

- any outgoings;
- any pre-payments made by the person engaging or appointing the agent (the client) in respect of any intended expenditure by the agent on the client's behalf; or
- any payments made by the client to another person in respect of the work.

Goods/services to which rebate relates	Name of person or organisation providing rebate	Amount (including GST)(if amount not known, provide an estimate)

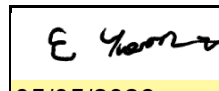
Signature of Agent:



22/04/2026

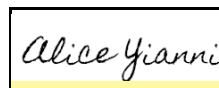
Donna Scherp

Signature of Vendor(s):



05/05/2026

Eleferios Yianni



05/05/2026

Alice Lina Yianni

Stockdale & Leggo

Marketing Investment



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05/05/2026 22/04/2026 05/05/2026

MARKETING SCHEDULE

VENDOR NAME: Elefterios Yianni & Alice Yianni

ADDRESS: 32 Fyffe Street, Diamond Creek Vic 3089

METHOD OF SALE: Private Sale ☒ AUCTION DATE: _____ AUCTIONEER: _____

INTERNET ONLINE MARKETING & ADMINISTRATION INCLUSIONS ☒

\$ 3739.0

- realestate.com.au (Premier) - domain.com.au (Platimun Edge)
- onthefhouse.com.au - ratemyagent.com.au - allhomes.com.au
- stockdaleleggo.com.au - homes.com.au -realestateview.com.au
- property.com.au

Marketing & Administration Inclusions: ☒

Creative Advertising & Administration

Coordinating end-to-end design and production of marketing materials to ensure your property is presented at its best.

Digital Contract Services

Streamlined, paperless contract preparation and execution for speed and convenience. Liaising with conveyancers, purchasers and yourself where required.

Sophisticated Technology Reach

Our innovative tech platforms target buyers beyond the major real estate portals, leveraging:

- Facebook, Instagram and TikTok promotions
- WeChat, Redbook platforms where applicable (international asia social media)
- SMS and email alerts to our qualified database of buyers

PROFESSIONAL PHOTOGRAPHY PACKAGE 1 (Real Pixel) ☐

\$ 550.00 \$

Professional day photography
2 x Day to Dusk virtual upgrade
2D Floorplan & coloured site Plan
Professional copywriting

(One Time Media) ☒
Same as Package 1 plus
Drone photography

\$ 480.00 \$ 480.00

ADDITIONAL SUPPLIER



REA Audience Maximiser

\$ 99.00 \$ 99.00



\$



\$



\$

\$

Vendor Initials: _____ | Vendor Initials : _____

22/04/2026

Stockdale & Leggo

E. Y

ay

05/05/2026

05/05/2026

MARKETING SCHEDULE

BOARDS (ABC/Excel) Boards include flag holder and unit number overlay (where applicable)

☐ Stock Board (6x4)	☐ Excel \$125.00	☐ AAON \$	\$
☐ Wrap photo Board (6x4)	☐ Exce \$275.00	☒ AAON \$225.00	\$ 225.00
☐ Wrap Photo Board (8x6)	☐ Excel \$397.00	☐ AAON \$	\$
☐ Stock Board (6x4) Auction overlay sticker with date and time	☐ Excel \$70.00	☐ AAON \$	\$

BROCHURES (Excel or AAON)

☐ A4 Double Sided x100 Brochures (inc 100 x DL just listed/just sold) <u>(EXCEL)</u>	\$	\$
☐ A4 4-page Double Sided x100 Brochures (inc 100 x DL just listed/just sold) <u>(EXCEL)</u>	\$	\$
☐ A4 Double Sided x100 Brochures <u>(AAON)</u>	\$	\$
☒ A4 Double Sided x50 Brochures <u>(AAON)</u>	\$ 110.00	\$ 110.00

AUCTION

☐ Auctioneer booking and performance fee	\$ 660.00	\$
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VENDOR AUTHORISATION

The Vendor hereby authorises Stockdale & Leggo to incur advertising and marketing expenses up to the amount specified in this schedule, and agrees to reimburse Stockdale & Leggo either upon signing this agreement or upon written request. The total authorised amount payable by the Vendor will be the greater of the amount stated in the signed Stockdale & Leggo Exclusive Authority to Sell and the amount detailed in this form. Any outstanding balance of the authorised amount becomes immediately payable upon the Vendor's agreement to proceed, the disbursement of sale proceeds, the withdrawal of the property from the market, or the expiry of the Exclusive Authority to Sell agreement. A deferred payment ("pay later") option is available and may attract an additional fee, which is subject to change.

PAYMENT METHODS

☒ CAMPAIGN AGENT ☐ CAMPAIGN FLOW ☐ EFT TOTAL: \$ 4653.00

Stockdale & Leggo Pakenham Trust Account- Macquarie Bank BSB: 183334 Account: 3069 73678

Payment will be required in full prior to the property being launched online. Alternatively pay later via Campaign Agent or Campaign Flow application approval required.

Vendor Initials: _____ | Vendor Initials : _____

22/04/2026

Stockdale & Leggo

E. Y

ay

05/05/2026

05/05/2026

Revisions - 2 Christopher Close, Pakenham Victoria 3810

Revised: 30 Jun 26

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

Reason: Recent sales activity

Previous Estimate of Selling Price was: Range between \$640,000 and \$700,000

The revised Estimate of Selling Price is: Range between \$620,000 and \$680,000

Revised: 30 Jun 26

Agent's Commission:

An amount equal to 1.65% (including GST) of the Sale Price.

Example

If sold at price of: \$680,000 GST N/A

Dollar amount of estimated commission: \$11,220

Including GST of \$1,020.00



30/06/2026 01/07/2026 01/07/2026