



Notification to Vendor of Agent's estimate of the selling price no longer being reasonable

Property Address:

25 Millbrook Road, Bonshaw

Vendor Name/s:

Joyal Saju

Notification to Vendor

In accordance with our obligations under the Estate Agent's Act 1980, we hereby notify you that in our view, the estimated selling price in our authority/engagement is no longer reasonable for the following reason:

Changes to the market conditions

We propose to revise the estimate contained in your authority or engagement with us and we confirm our new estimate of selling price is as follows:

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:

\$590,000 - \$640,000

Or Between:

We confirm that this letter constitutes notification to you and a revision of your authority/ engagement with us for the above property.

Acknowledgement

Please sign below your acknowledgement of our new estimate of selling price, the revision of your authority/engagement with us and the new Vendors asking price of:

\$590,000 - \$640,000

I hereby acknowledge that I have read and understood the above conditions.

Jolly Jacob Saju Vargheese

Vendor Signature

Lachlan Sylvia

Sales Consultant

Lachlan Sylvia

Date 14/09/2026

Document Details

FileID: 67d20176a841b4ef7b631b7a
Filename: UpdatedSalesEstimate.pdf
Creation Date: 3/12/2025

Audit Trail



Sent

Sent to tom@ballaratrealstate.com.au
9/14/2026 7:36:48 AM UTC
Sent to joyalsaju29@gmail.com
9/14/2026 7:44:43 AM UTC



Viewed

Viewed by tom@ballaratrealstate.com.au
9/14/2026 7:44:27 AM UTC
IP 180.181.249.183
Viewed by joyalsaju29@gmail.com
9/14/2026 10:15:23 AM UTC
IP 101.119.126.238



Signed

Signed By tom@ballaratrealstate.com.au
9/14/2026 7:44:41 AM UTC
IP 180.181.249.183
Signed By joyalsaju29@gmail.com
9/14/2026 10:15:40 AM UTC
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