

SALES INSPECTION REPORT AND OPEN SELLING AGENCY AGREEMENT

The Property, Stock and Business Agents Act 2002 (NSW) and Regulation requires all Agent's instructions to be in the form of a written agreement.

PARTIES

Principal

Adrian & Vasiliki Krikas

ABN / ACN _____ GST Registered ☐ Yes ☒ No

Address *21 Allura Cres*
Ermington NSW Postcode *2115*

Phone: Work _____ Mobile *0412 834 274*

Phone: Home _____ Fax _____

Email _____

Agent

Licensee's Licence No.* (see note) *10047795*

ABN (ACN) *608814642* GST Registered ☒ Yes ☐ No

Trading as *Clear Management Pty Ltd*

Address *148 Coates Road*
Possum Brush Postcode *2430*

Phone: Work *02 6534 3162* Mobile *0400 769 253*

Fax _____ Email *ctr@ctr.com.au*

* Note: If the Agent trades as a corporation the licensee's licence number is the corporation's licence number.

PROPERTY

Address of Property for Sale

Lot 7 "The Sanctuary"
148 Coates Rd Possum Brush NSW Postcode *2430*

Together with inclusions as specified in the contract for sale

As per contract

Covenants/easements/defects/notices/orders as specified in the contract for sale, if known

As per contract

Offered: ☐ with vacant possession ☒ subject to existing tenancies

Special Conditions (if any) as specified in the contract for sale

As per contract

Refer to Clauses 3 & 4 regarding special instructions about the inspection of and promotional activities for the Property.

PRICE

Agent's opinion as to current estimated selling price (or price range) \$ *365,000*

Note: This opinion is not to be construed as a valuation and if a price range is used then the highest price in the price range must not be more than 10% higher than the lowest price in the price range.

The Principal instructs the Agent to market the Property (including GST, if any) at: \$ *365,000*

Note: The price at which the Property is marketed cannot be less than the Agent's current estimated selling price for the Property.

Recommended method of sale *Asking price / private sale*

PRINCIPAL'S ☐ SOLICITOR ☐ CONVEYANCER

Firm _____

Name of Solicitor/Conveyancer _____

Address 1. Business _____

2. Document Service _____

Phone: Work _____ Mobile _____

Fax _____ Email _____