



REINSW
REAL ESTATE INSTITUTE
OF NEW SOUTH WALES

NOTICE OF REVISED ESTIMATED SELLING PRICE

PROPERTY, STOCK AND BUSINESS AGENTS ACT 2002 (NSW) – SECTION 72A



This notice should be completed by the Agent and given to the Principal when the Agent revises their estimated selling price for the Property during the term of the agency agreement. This notice should only be served electronically if the Principal has included their e-mail address in the agency agreement as their address for electronic service.

Principal: Name David & Carolyn Olliffe
 ABN / ACN Not Applicable
 Address 24 Becker Road
Forster Postcode 2428
 Phone: Work 0415 047 877 Carolyn Mobile 0424 369 485 David
Home Not Applicable Fax Not Applicable
 Email david.olliffe@bigpond.com

Agent: Name J.K.L Real Estate Pty Ltd
 Licensee's Licence No.* (see note) 10036894
 ABN / ACN 16 134 434 727
 Trading as J.K.L Real Estate Pty Ltd
 Address Shop 4 The Marina, 2 Little Street
FORSTER, NSW Postcode 2428
 Phone: Work 02 65548717 Mobile 0408 078 606
 Fax Not Applicable Email karen@jklrealestate.com
 * **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
24 Becker Road
Forster Postcode 2428

Notice:

In accordance with section 72A(4)(b) of the Act, this notice amends the estimated selling price in the agency agreement between the Principal and the Agent dated 20 /01 /2020

Revised Estimated Selling Price:

Agent's opinion as to current estimated selling price (or price range): \$1,300,000.00 - \$1,395,000.00

Reasons for the Change in Estimated Selling Price:

The estimated selling price is no longer a reasonable estimate of the likely selling price of the Property because
 Due to the current market conditions

Evidence of the Reasonableness of the Agent's Revised Estimated Selling Price:

- ☐ Evidence is attached to this notice
☒ The Agent has provided the Principal with evidence before the date of this notice

Notes:

- (a) The revised estimated selling price 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.
- (b) Evidence of how the Agent determines their current estimated selling price may include comparable sales, market conditions, the Property's features and other relevant information.
- (c) As soon as practicable after the date of this notice, the Agent must take all reasonable steps to amend or retract any marketing of the Property so that it reflects the revised estimated selling price set out in this notice.
- (d) The Principal's consent is not required to amend the agency agreement for the purpose of revising the estimated selling price.

Service of Notice

Full name of the Principal to whom this notice is being served: David & Carolyn Olliffe
 Full name of the person receiving this notice on behalf of the Principal: Not Applicable
 Date of Service: 24 /01 /2020 Time of Service: PM Method of Service: Hand Delivery
 Full name of the person serving this notice: Karen Hoswell

Agent's Name: J.K.L Real Estate Pty Ltd Date: 23.1.20
 Signature of Agent: K Hoswell