



## Guidelines for Expressions of Interest

### WHAT IS AN (EOI) EXPRESSION OF INTEREST SALE CAMPAIGN?

It is a form of private sale. It involves an estate agent informing the public a property is offered for sale.

If a person wants to be considered as a potential buyer, they will need to formally advise the agent of their interests by completing an ***Expression of Interest Offer to purchase*** form.

### WHAT IS AN EOI FORM?

It is a form (such as the ***Expression of Interest Offer to purchase*** form attached) that is completed by potential purchasers to formally advise an estate agent of their interest in the property offered for sale by Expression of Interest (EOI) .

### THING YOU NEED TO KNOW ABOUT AN EOI SALE CAMPAIGN.

It is a negotiation process that may lead to the property being sold.

An EOI submitted on the ***Expression of Interest Offer to purchase*** form is intended to provide a reference point for possible negotiations.

The property owner (Vendor) has final say about whether and to whom they sell.

Additionally the Vendor is under no obligation to any person who submits the ***Expression of Interest Offer to purchase*** form.

A property is not sold until a formal **Contract for Sale of Real Estate** is signed by the property owner and buyer and exchanged between them. This can happen at any time and may not run through to the end date advised. An estate agent can only collect, use and disclose a potential buyer's personal information for the purpose set out in the expression of interest form.

### ***Price and terms of all offers remain confidential.***

Please understand that it is critical that you submit the highest and best offer you're prepared to pay for the property as there has been several instances where purchasers have been successful by as little as \$100.

Your offer should be as simple and as strong as possible. We appreciate this is a very tense and stressful time however, we want you to have every opportunity to place your best offer.

Given a fair and reasonable time frame the offer/s will be submitted to the vendor for consideration. The vendor retains the right to accept or reject any offer and ultimately make the final decision. The vendor may elect to negotiate further with the offer of his or her choice.

Signed by:

Party making offer: \_\_\_\_\_

Date: \_\_\_\_\_



**Expression of Interest  
Offer to purchase**

**VERY IMPORTANT NOTICE:** This document is to be completed and emailed to [sjeffery@awn.net](mailto:sjeffery@awn.net) or hand into the AWN Office located at 11-23 Murphy St, Invermay TAS 7248 in a sealed envelope marked

**691 Ellendale Road, Ellendale**

by 4pm Thursday March 21<sup>st</sup> 2024.

Please ensure your offer is the maximum price you are prepared to pay. Offers that are unconditional with terms agreeable by the vendor will be the most favorable.

All offers will remain confidential and only viewed by the vendor and their Agents

Date: 06/02/2024

Agent: C. Ebdon

TAS H.O.

11-23 Murphy St

Invermay TAS 7248

Property Address                      691 Ellendale Road, Ellendale

Vendor                                      K. Towns

Prospective Purchaser (Full Name):

.....

.....

Prospective Purchaser Address:

.....

.....

Prospective Purchaser Contact Number:

.....



**OFFER**

**Price you are prepared to pay:** \$.....

*(Your Offer)*

**Deposit amount:** \$..... **On signing of contract**

*(Deposit is only payable if your Offer is accepted)*

**Settlement Terms: 1e; 90/120 days etc**

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**NOTE: The vendors preferred settlement date is 90 Days from signing of the Contract.**

**Special Conditions (If Any):**

**Finance Required: Yes / No                      If Yes Indicate**

**Lender.....**

**Amount to be Borrowed:.....Days to obtain Approval: 21 Days  
from Vendor signing of Contract of Sale.**

**Additional Special Conditions:**

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**PLEASE NOTE:**

**We advise all prospective purchasers to seek independent legal advice relating to the Contract for the sale and purchase of land and any other matter relating to this sale prior to submitting an offer to purchase this property.**

**The purchaser acknowledges that should they be the accepted offer they will sign and exchange the Contract for the sale and purchase of land by 4pm Thursday March 21<sup>st</sup> 2024.**

**If the documents are not signed and exchanged by this time and date the Vendor reserves the right to negotiate and sell to another party.**