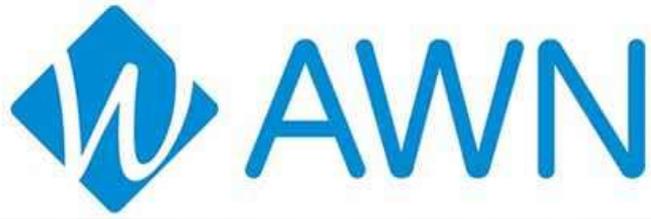


25
YEARS



For Sale

 4  826 m²

10 Hay Street, Euroa

COMMERCIAL BLOCK, EXCELLENT SHEDDING - 826M2 - INVESTMENT OPPORTUNITY

Located in the industrial precinct of Euroa this 826m2 property is ideally appointed. Featuring impressive infrastructure to include: * 8 x 20m app 5 door shed. Good lighting. Side access and 3.5m walls. * 3 x 10m app dbl room office/storage space with shower and toilet. Power connected. * 3 x 10m app Office space, power connected & Air Con. * 7 x 9m app carport. Large gravel park/turn area, security lighting & fencing on all sides. This property is a turn-key solution for investment in a growing demand. Ideal opportunity for a trader enterprise, lease investment (SMF) or owner occupied operation.

**For Sale: Expressions of Interest
Close 24/04/2025**



Steven Jeffery
0427 595 760
sjeffery@awn.net

General Manager - Real Estate
Gate 4 Frederick Street BROOKLYN
VIC 3012

www.awn.net
property@awn.net

02 99126225

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	10 HAY STREET, EUROA VIC 3666
-------------	-------------------------------

Vendor's name	Jack And Melanie Smyth Pty Ltd ATF The Jack and Melanie Smyth Superannuation Fund ACN 163 590 449
Vendor's signature	<p>Signed by:  CCE57E68E7E0489 JACK ANTHONY SMYTH - DIRECTOR</p> <p>Dated : 7/4/2025 /</p> <p>Signed by:  3078D323D5854D4 MELANIE LOUISE SMYTH - DIRECTOR / SECRETARY</p> <p>Dated: 7/4/2025 /</p>

Purchaser's name	Date
	/ /
Purchaser's signature	

Purchaser's name	Date
	/ /
Purchaser's signature	

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their total does not exceed: \$5,000.00

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

\$0.00	To	
--------	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Are as follows
None so far as the Vendor's are aware

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Are as follows:
None to the Vendor's knowledge

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	--	---------------------------------------	-----------------------------------	--

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.
Not Applicable

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09809 FOLIO 379

Security no : 124122802401H
Produced 13/03/2025 01:15 PM

LAND DESCRIPTION

Lot 1 on Title Plan 139354A.
PARENT TITLE Volume 09004 Folio 561
Created by instrument N275506M 05/02/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JACK AND MELANIE SMYTH PTY LTD of 41 LAKESIDE DRIVE NAGAMBIE VIC 3608
AK444649G 04/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP139354A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 10 HAY STREET EUROA VIC 3666

DOCUMENT END

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Document Identification	TP139354A
Number of Pages (excluding this cover sheet)	1
Document Assembled	13/03/2025 14:19

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TITLE PLAN

EDITION 1

TP 139354A

Location of Land

Parish: EUROA
 Township: EUROA
 Section:
 Crown Allotment:
 Crown Portion:

Notations

Last Plan Reference: LP 3306
 Derived From: VOL 9809 FOL 379
 Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 09/06/2000
 VERIFIED: AD

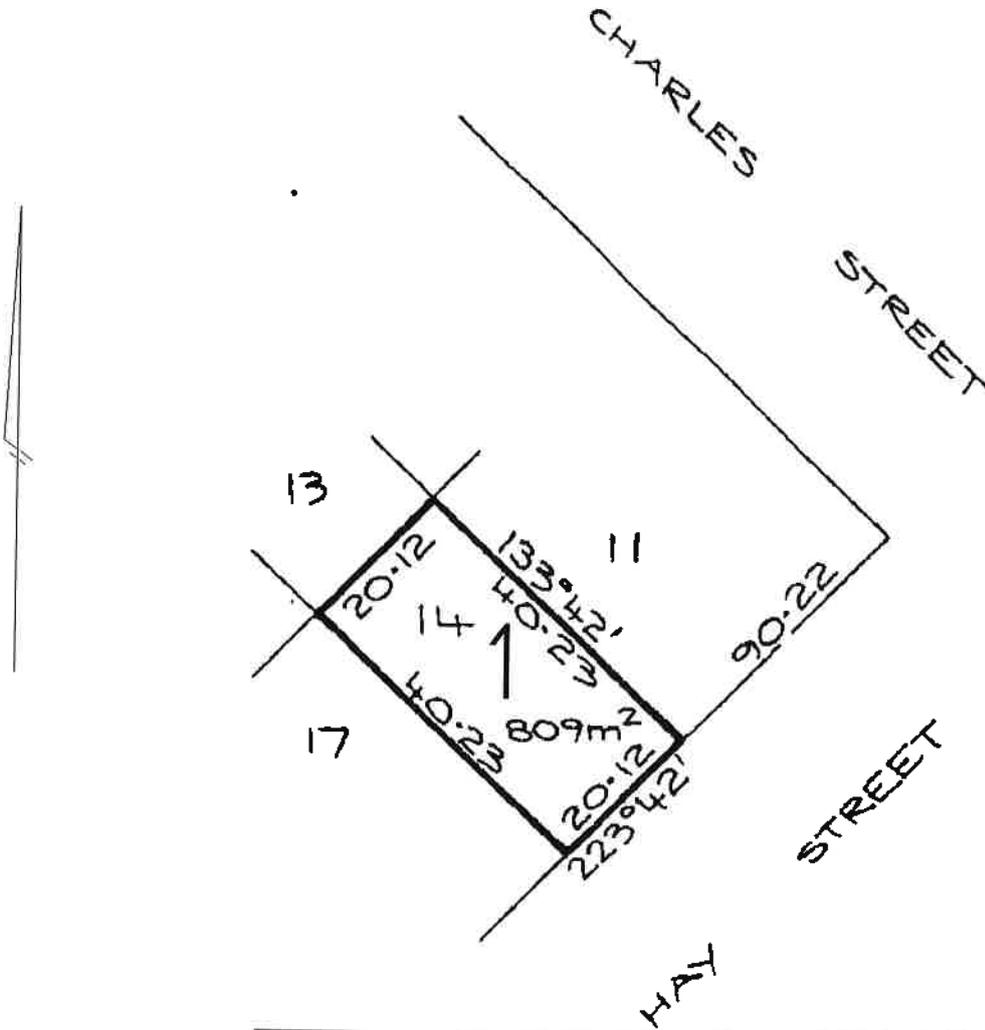


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 14 ON LP 3306	

LENGTHS ARE IN METRES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 1 of 1 sheets

PROPERTY REPORT

From www.land.vic.gov.au at 13 March 2025 01:17 PM

PROPERTY DETAILS

Address: **10 HAY STREET EUROA 3666**

Lot and Plan Number: **Lot 1 TP139354**

Standard Parcel Identifier (SPI): **1\TP139354**

Local Government Area (Council): **STRATHBOGIE**

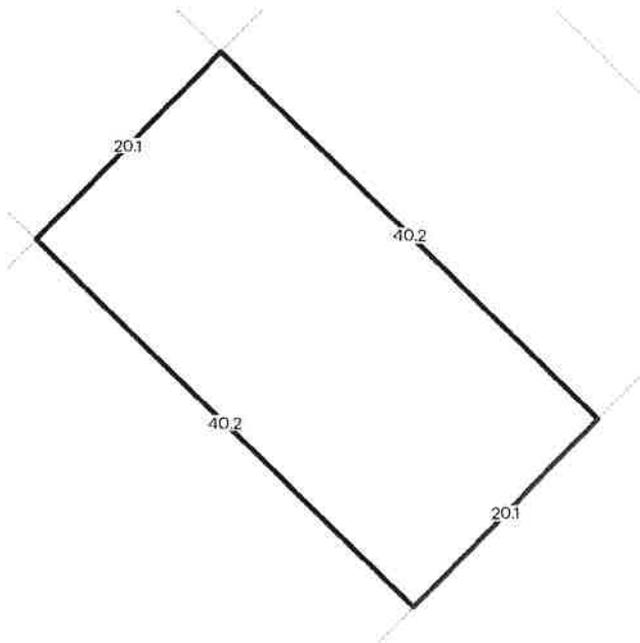
Council Property Number: **15200060.0000**

Directory Reference: **Vicroads 677 N8**

www.strathbogie.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 809 sq. m

Perimeter: 121 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#).

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **Goulburn Valley Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **EUROA**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

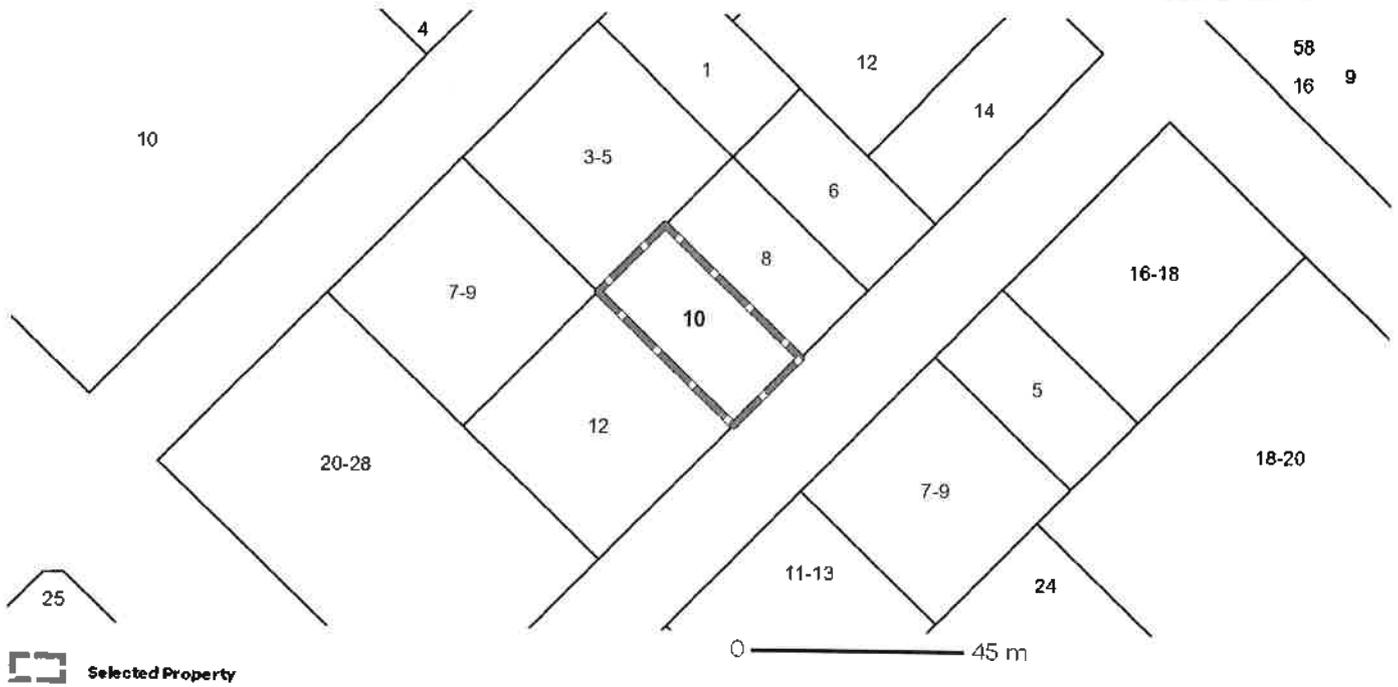
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 18 March 2025 01:18 PM

PROPERTY DETAILS

Address: **10 HAY STREET EUROA 3666**
 Lot and Plan Number: **Lot 1 TP139354**
 Standard Parcel Identifier (SPI): **1\TP139354**
 Local Government Area (Council): **STRATHBOGIE**
 Council Property Number: **15200060.0000**
 Planning Scheme: **Strathbogie**
 Directory Reference: **Vicroads 677 N8**

www.strathbogie.vic.gov.au

[Planning Scheme - Strathbogie](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Goulburn Valley Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EUROA**

OTHER

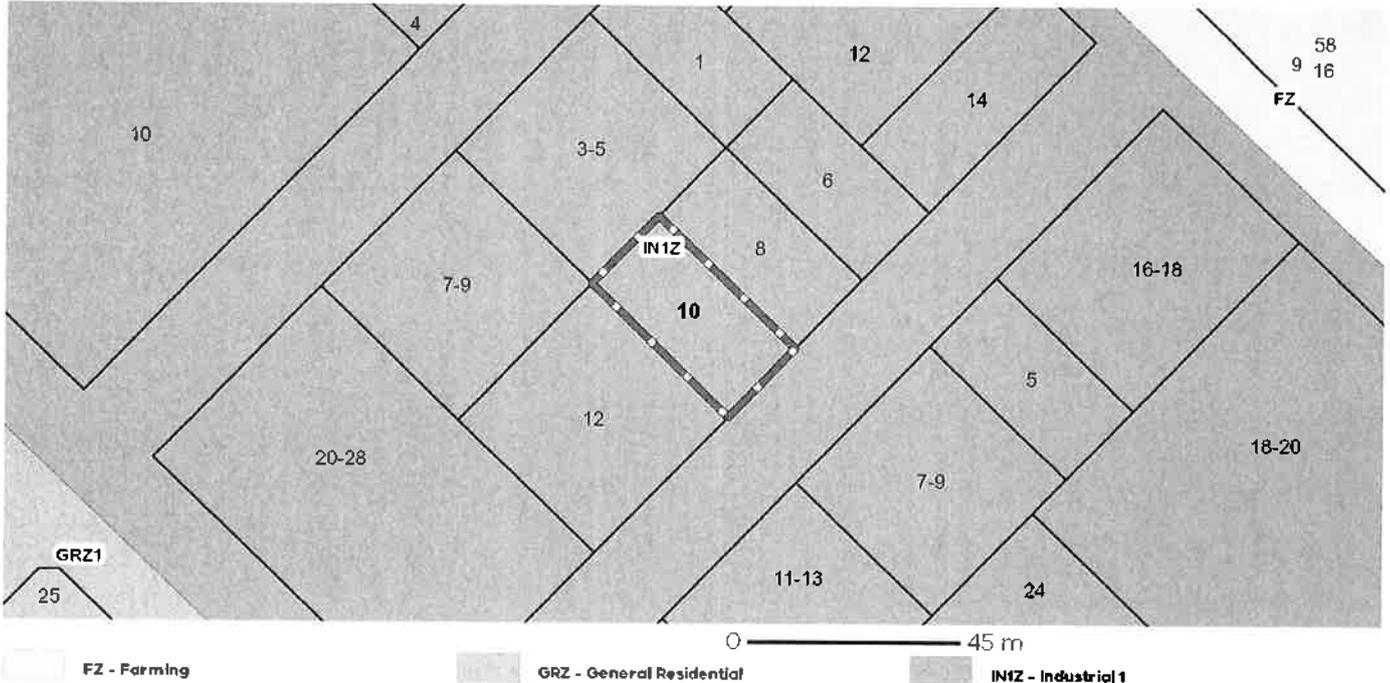
Registered Aboriginal Party: **Taungurung Land and Waters Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)

[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT

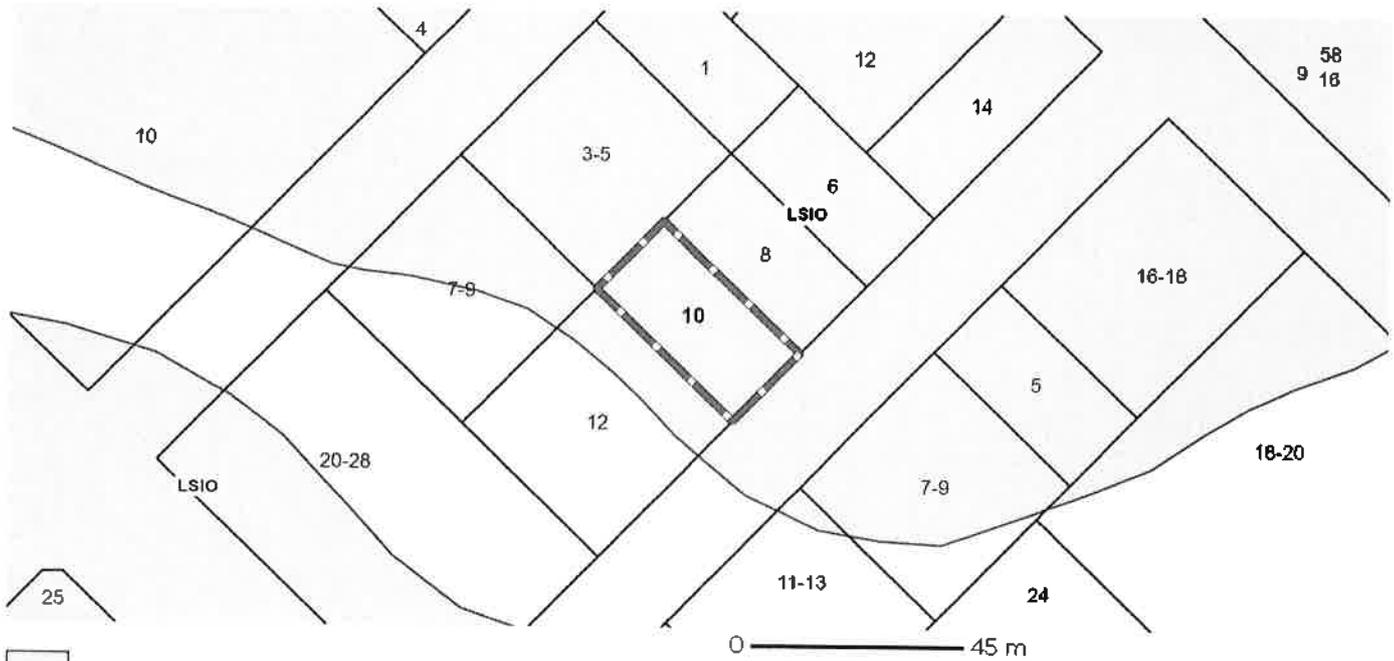


Department of Transport and Planning

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



LSIO - Land Subject to Inundation Overlay

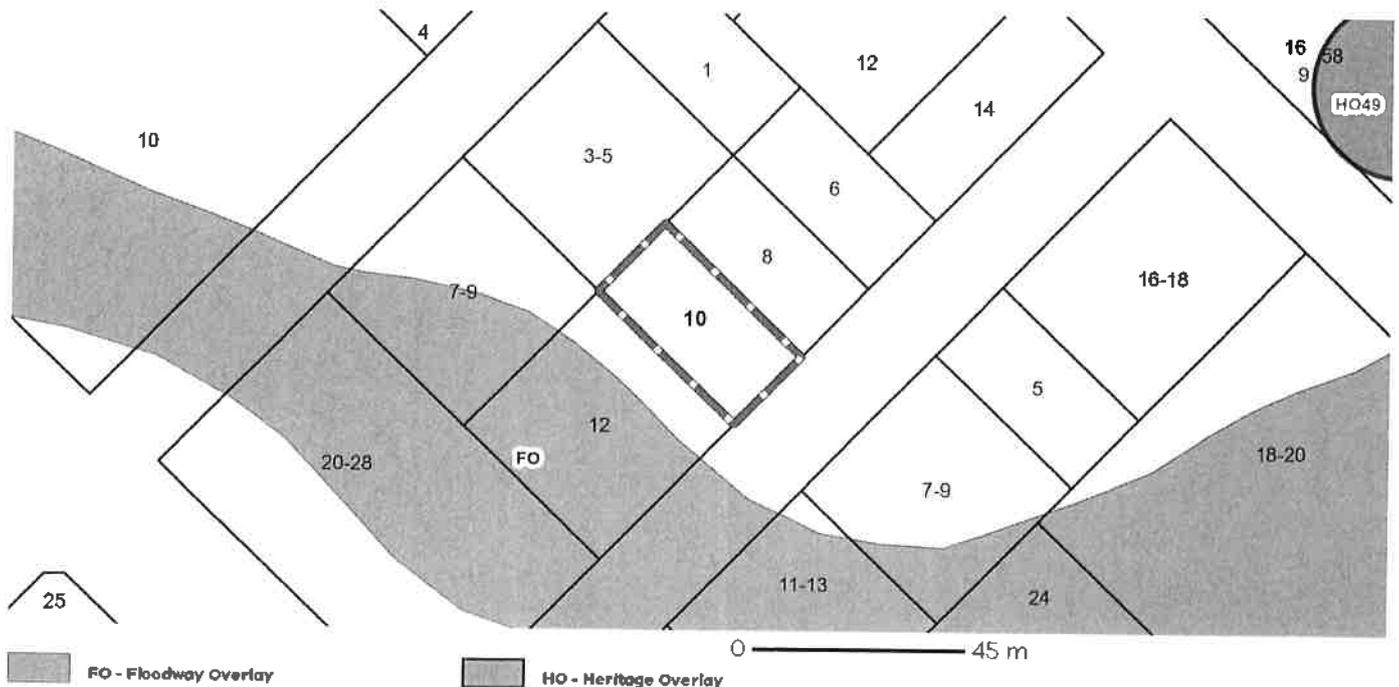
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)



FO - Floodway Overlay

HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 13 March 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT



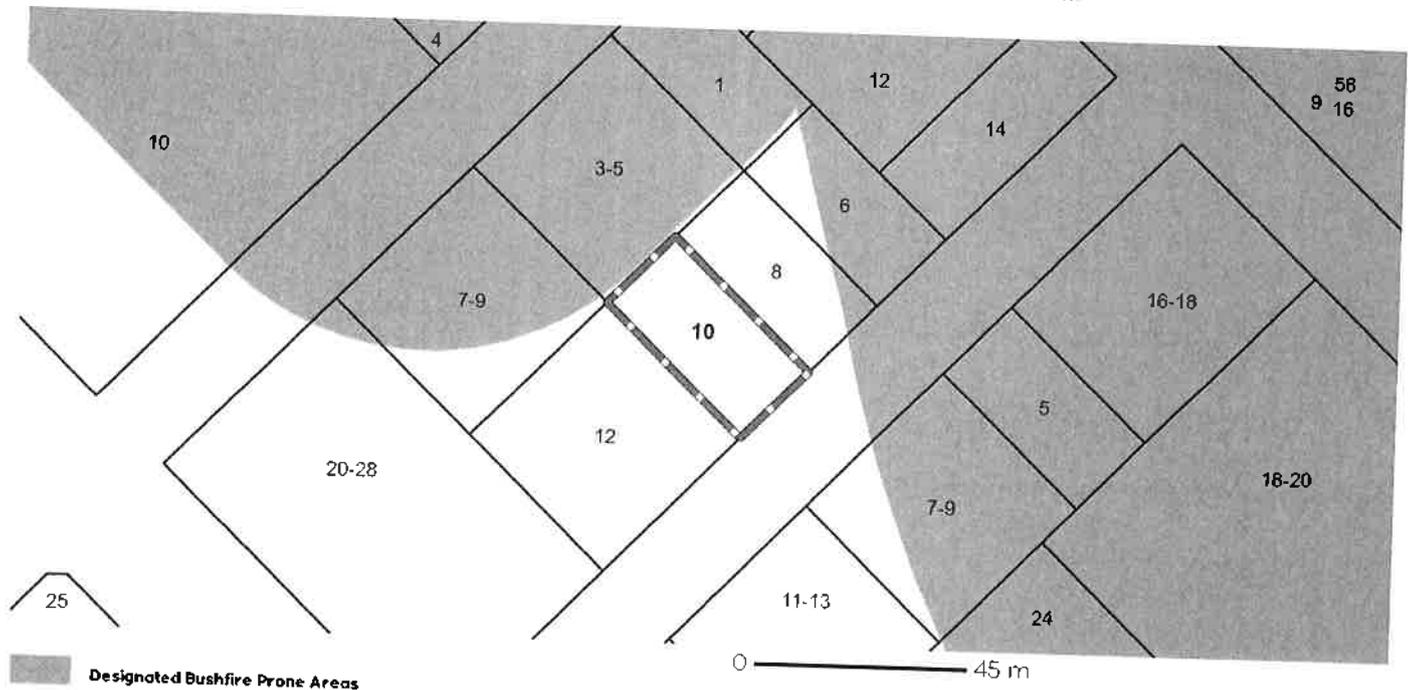
Department
of Transport
and Planning

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au/>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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ABN 84 578 076 056
 Tel: 1300 360 007
 Fax: (03) 5831 1467

mail@gvwater.vic.gov.au
 www.gvwater.vic.gov.au

Goulburn Valley Region Water Corporation
 104-110 Fryers Street
 Shepparton, Victoria 3630

P.O. Box 185, Shepparton 3632
 DX 63036 Shepparton

Secure Electronic Registries Vic P/L ATFT
 Secure Electronic Registries Vic Trust
 Locked Bag 20005
 MELBOURNE VIC 3001

Your Ref: 76156287-022-6
 Statement No: 263886
 Account No: 16-0666-0020-01-6
 Date: 18-Mar-2025

Information Statement

Water Act 1989. Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

10 Hay St, Euroa VIC 3666

Title(s):

Lot 1, Title Plan 139354A, Volume 9809, Folio 379, Parish of Euroa

Owner(s):

Jack and Melanie Smyth Pty Ltd

Purchaser(s):

No purchaser on application.

Account Calculation:

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00

Total Amount in Arrears at Date of Issue:	\$0.00
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Service Charges & Estimated Consumption to: (from page 2)	\$220.36
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Total Amount:	\$220.36
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Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 39420
Ref: 1606 6600 2001 6

Statement No: 263886
Account No: 16-0666-0020-01
Property Address: 10 Hay St, Euroa VIC 3666

Details for Services provided and their tariffs:

METERED SERVICE: 23333 (20mm) Meter Number: 12w140548			
Sewerage Service Fee:	From 25/11/24 To 25/03/25 = 120 days @	131.82¢ per day	= \$158.18
Water Service Fee:	From 25/11/24 To 25/03/25 = 120 days @	50.75¢ per day	= \$60.90
Sew. volume charge:	From 25/11/24 To 25/03/25	0.000kL @ 173.81¢ per kL	= \$0.00
water volume:	Est. Read 21 (25/03/25) - Prev. Read 20 (25/11/24)	=	1 kL
water volume charged:		1.000 kL	= 1.000 kL
water volume charge(2024-25):		1.000 kL @ 127.51¢ per kL	= \$1.28

Note:

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

Orders and Notices:

The sewer main traverses the land.

Comments:

Factory.

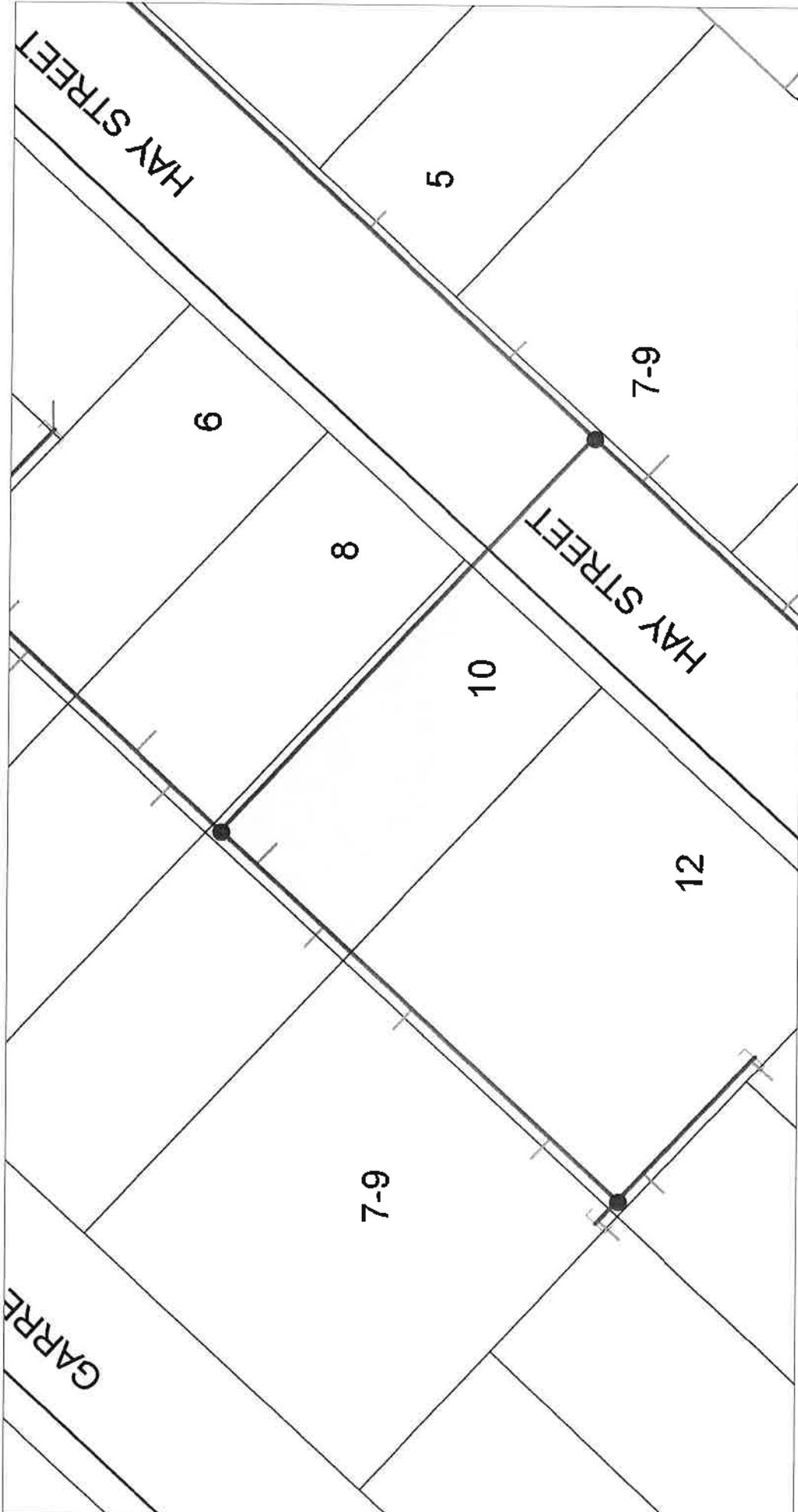
A financial update for this information statement can now be accessed via -

https://goulburnvalleywater.formstack.com/forms/information_statement_update

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



Address:

10 Hay Street Euroa VIC 3666

Sewer Main DOES traverse property

Water Main DOES NOT traverse property

Property No:

16-0666-0020

18-03-2025

Scale 1: 595



DISCLAIMER

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

ABN 50 882 781 015

Strathbogie Shire Council
PO Box 177, Euroa VIC 3666



Third Instalment Notice



Jack and Melanie Smyth Pty Ltd
PO Box 91
NAGAMBIE VIC 3608

034
R0_14450

Property No: 15200060

Date of Issue: 07/02/2025

Go paperless

To receive your notices by email,
register at: strathbogie.enotices.com.au

Reference No: 273B31490E



Property details

10 HAY STREET EUROA 3666

LOT 1 TP139354

809 m2

Arrears (due immediately)	\$4,072.11
Instalment 3 (due 28/02/2025)	\$404.45

Site Value: \$114,000.00	Capital Improved Value: \$300,000.00	Net Annual Value: \$24,290.00
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Total amount due

Total amount due \$4,476.56

Due date

28 February 2025

Property Ownership: It is the responsibility of the property owner to notify council of any change in ownership.

Payment methods



BPAY: Telephone and Internet Banking
Bill code: 84525 Ref No. 1520 0060 0000 0



BPOINT: Online: bpoint.com.au | Call: 1300 276 468
Bill code: 84525 Ref No. 1520 0060 0000 0



Post Billpay: Post Office | Online: billpay.com.au | Call: 13 18 16
Billpay code: 2305 Ref No. 1520 0060 0000 0



1520006000000

Council: Online: strathbogie.vic.gov.au/council/make-a-payment
Call: 1800 065 993 | In person: Euroa or Nagambie Centres

Pet registrations

Dog and cat registrations are due 10 April 2025. Renewal notices will be posted soon.

Please contact council by 31 March 2025 if you have not received your pet registration renewal notice.

After the renewal period, Council will be conducting inspections on all properties and owners of unregistered pets may incur fines and will be required to register their animals immediately.

Owners are responsible for ensuring their pets are correctly registered with Council.

eNews and online engagement

Monthly eNews

Stay up to date with the latest news from Council with our monthly digital newsletter. Visit Council's website www.strathbogie.vic.gov.au to subscribe.

Have your say...

Share your ideas and thoughts, and provide feedback on key decisions and priorities for our community.

Head to online engagement portal Share Strathbogie at www.share.strathbogie.vic.gov.au to start contributing!

Customer Service

Telephone: 1800 065 993

Email: info@strathbogie.vic.gov.au

Website: www.strathbogie.vic.gov.au

Customer Service Centres:

- 109A Binney Street, Euroa
- 352 High Street, Nagambie

Please see over for important information

We acknowledge the Traditional Custodians of the places we live, work and play. We recognise and respect the enduring relationship they have with their lands and waters, and we pay respects to the Elders past, present and emerging. In Strathbogie Shire we are on the lands of the Taungurung peoples of the Eastern Kulin nation, whose sovereignty here has never been ceded.

Notice of valuation

This property has been valued by the Valuer General as at 1 January 2024.

Your privacy

Any personal information disclosed on this form has been collected by Strathbogie Shire Council for the purpose of management of rateable properties and production of the municipal voters roll. This information will be used solely by Council for that primary purpose or directly related purpose and will not be disclosed to any other party except under legislative requirements.

Rates by instalments

Your rates are paid in four equal instalments. Arrears, interest and overpayments will be included in the annual rate notice. Overdue rates attract 10 per cent penalty interest per annum, which is set by the Attorney General. Payments received will be allocated in the following sequence as legislated: legal costs; interest charges; arrears; and current rates and charges.

Instalment due date

First	30 September 2024
Second	30 November 2024
Third	28 February 2025
Fourth	31 May 2025

Change of ownership

If you buy or sell a property, a Notice of Acquisition must be submitted so liability of rates can be transferred. If at any time you have changed your postal address, visit our website or contact the Customer Service Team to have a form sent to you.

Meeting the rate cap

The overall increase to our rates was set at 2.75 per cent for this financial year. Council's goal was to carefully consider our funding priorities to achieve an overall rate rise in line with the Fair Go Rates system rating cap set by the Victorian Government of 2.75 per cent.

The rates and charges for your property may have increased or decreased by a different amount for the following reasons:

- The capital improved valuation of your property (CIV) relative to the valuation of all other properties in the municipal district;
- The application of any differential rate by Council;
- The inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Your property valuation

Valuations for our Shire are conducted by the Victorian Valuer General. To object to the valuation or the land use classification, you must do this within two months of the issue date of the annual rate notice by going to: ratingvaluationobjections.vic.gov.au If you don't have access to the internet, contact our Customer Service Team.

Levies and charges

Waste Management Charge:

The waste, recycling and organics service is compulsory for all habitable dwellings within townships. The charge covers the cost of collecting, disposing or processing of waste, recycling and organics materials.

Fire Services Property Levy:

Property-based levy collected on behalf of the Victorian Government to support fire services.

Single farm enterprise

If you own more than one farm property within Victoria and have not already applied for a Single Farm Enterprise, contact the Rates Team or visit our website.

Flexible payment plans

We are committed to doing all we can to support our ratepayers. By setting up a payment plan, rate payments can be spread over a 12 month period and Council will immediately halt any further interest charges on your arrears. To start a plan contact the Rates Team.

Pension rebate

You may be entitled to a rate rebate if you hold a Pension Concession Card or a DVA card with War Widow or TPI entitlements. For more information visit our website or contact our Customer Service Team.

Differential rating

Your property is rated using application of the Council Planning Zone along with the Australian Valuation Property Classification Code (AVPCC) set by the Valuer General. These combined, determine the differential rate applied to your property.

The differential rates are set out in the table below.

The formula for calculating rates (excluding any additional charges, Fire Services Property Levy, bin services and any arrears or additional supplementary rates) is: Capital Improved Value of Property multiplied by the Rate in the Dollar (as per the Differential Classification).

More information

To find out more about rates scan the QR code below or visit our website.

Differential Classification	2024/25 Capital Improved Value of Property	2024/25 Rate in the Dollar set by Council	Rate to apply
Residential	\$300,000	\$0.00307631	\$922.89
Vacant Residential	\$300,000	\$0.00646025	\$1,938.08
Farm	\$300,000	\$0.00246105	\$738.32
Commercial/Industrial	\$300,000	\$0.00369157	\$1,107.47
Vacant Commercial/Industrial	\$300,000	\$0.00646025	\$1,938.08

Rates and forms

www.strathbogie.vic.gov.au/services/rates-and-valuations



Sign up to our eNews

www.strathbogie.vic.gov.au/council/news-and-newsletters/e-news



Have your say

www.sharestrathbogie.vic.gov.au



Property Clearance Certificate

Land Tax



INFOTRACK / FINBEC PTY LTD T/A SARGEANTS
GOULBURN VALLEY

Your Reference: 032025-0960

Certificate No: 86601527

Issue Date: 13 MAR 2025

Enquiries: ESYSPROD

Land Address: 10 HAY STREET EUROA VIC 3666

Land Id	Lot	Plan	Volume	Folio	Tax Payable
20744684	1	139354	9809	379	\$975.00

Vendor: JACK AND MELANIE SMYTH PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
JACK & MELANIE SMYTH SUPERANNU.	2025	\$114,000	\$975.00	\$975.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$300,000
SITE VALUE (SV):	\$114,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$975.00

Notes to Certificate - Land Tax

Certificate No: 86601527

Power to issue Certificate

- Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

- The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

- Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

- Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

- Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

- A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

- A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
- An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$114,000

Calculated as \$975 plus (\$114,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,000.00

Taxable Value = \$300,000

Calculated as \$300,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 86601527

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 86601527

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / FINBEC PTY LTD T/A SARGEANTS GOULBURN VALLEY

Your Reference: 032025-0960

Certificate No: 86601527

Issue Date: 13 MAR 2025

Enquires: ESYSPROD

Land Address: 10 HAY STREET EUROA VIC 3666

Land Id	Lot	Plan	Volume	Folio	Tax Payable
20744684	1	139354	9809	379	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
320	N/A	N/A	N/A	The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$300,000
SITE VALUE:	\$114,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 86601527

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:

- a general valuation of the land;
- a supplementary valuation of the land returned after the general valuation.

4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:

- the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
- the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
- the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / FINBEC PTY LTD T/A SARGEANTS GOULBURN VALLEY

Your Reference: 032025-0960
Certificate No: 86601527
Issue Date: 13 MAR 2025

Land Address: 10 HAY STREET EUROA VIC 3666

Lot	Plan	Volume	Folio
1	139354	9809	379

Vendor: JACK AND MELANIE SMYTH PTY LTD

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
 Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 86601527

Power to Issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 86601523

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 86601523

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.



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.

The property may be sold prior to the closing date.

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 or hand into the AWN Office located at 33 Baker Street Wangaratta VIC 3676 in a sealed envelope marked

10 Hay Street EUROA, Vic 3666
by 4pm Thursday April 24th 2025.

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: 01/04/2025

Agent: S. Jeffery

AWN
33 Baker Street
Wangaratta, VIC 3676

Property Address: 10 Hay Street EUROA, Vic 3666

Vendor: J & M Smyth Pty Ltd

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

.....

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:

.....

.....

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 April 24th 2025.

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.