Exclusive Auction Authority

(This Is a continuing Authority)

Particulars of Appointment

Agent JRW Property International Pty Ltd
Trading as JRW Property International
ABN 55 122 029 725

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Email: info@jrwproperty.com.au
73 Railway Parade North
Glen Waverley Vic 3150

Attention: Zeng Shi

Vendor: Mannon Johnston & Lauren Johnston (formerly Rowe)

Address: 206B/8 Clinch Avenue Preston

Phone: _____ Mobile: 0401947094 (Mannon) 0426246945 Email: _____

Property 206B/8 Clinch Avenue Preston

with chattels being All Fixtures, Fitting and Chattels as Inspected

Exclusive authority period until 45 days after the auction date

Continuing authority period _____ days from the end of the exclusive authority period

Auction date 30/07/2022 Time of auction 5 am (pm)

The Property is being sold ☒ with vacant possession or ☐ subject to any tenancy

and upon payment of ☐ full purchase price OR upon terms on payment of ☐ full deposit and ☐ the sum of $ _____

Vendor's reserve price $ TBA payable in _____ days

MJ LJ
30.08.22

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.

LJ MJ ~~$465,000~~ $455,000 or between $ ~~400,000~~ and $ ~~440,000~~

A fixed commission (including GST) of $ _____

OR

A commission (~~including~~ GST) being the following % of the sale price: plus 2% of Sale Price

Dollar amount of estimated commission

$ 11,000 Including GST of $ 1000

If sold at a *GST Inclusive/*GST exclusive price of $ 500,000

(*delete the one that does NOT apply)

Marketing Expenses (including GST)

Advertising $ 4200 Other Expenses $ _____ TOTAL $ 4200

Marketing Expenses are payable on

* the signing of this Authority / * written request (*delete the one that does NOT apply) DATE: 29/06/2022 Date of this Authority

AGENT	THE VENDOR/S acknowledge having been given pages 1, 2, 3 & 4 of this authority.
Signed by or for the Agent	Mannon Johnston Signed by or for the Vendor/s

CamScanner