Code 002
Exclusive Sale Authority

REIV
The Real Estate Institute of Victoria Ltd
ABN 81 004 210 897
www.reiv.com.au

Particulars of Appointment.

Agent: Melton Estate Agents Pty Ltd T/As YPA Estate Agents Melton

Address: PH 9746 8899 FAX 9746 8811 272-274 High Street Melton

ACN: ACN 130 652 498 ABN 26 130 652 498 **ABN:**

"The Vendor(s) agrees to charge the property in favour of the Agent in respect to any outstanding fees owed by the Vendor(s) and further consent to allowing the Agent to register a caveat over the property for the better securing of the debt which will not be withdrawn until debt is paid in full with legal costs"

Attention: Ricky Frew **Mobile:** 0402 007 100

Phone: **Fax:** **Email:** rfrew@ypa.com.au

Vendor: Michael & Liliana Lobianco

Address: 30 Benaud Close, East Keilor VIC 3033

ACN: **ABN:**

Phone: **Mobile:** 0459 127 347 **Email:** mlobianc@bigpond.net.au

Property 37 Aristides Crescent, Thornhill Park VIC 3335

with goods being Vacant Land

Exclusive authority period 60 days.

The Property is being sold ☒ with vacant possession **OR** ☐ subject to (a) tenancy
OR ☐ with either vacant possession or subject to (a) tenancy.

Vendor's price $ tba payable in 30 60 90 days

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.

Single amount $ or between $349,000 and $379,000

A fixed *commission (including GST) of $ 10,000 **OR**

A *commission (including GST) being the following % of the sale price or calculated as follows:

Dollar amount of estimated commission:

$ including GST of $

If sold at a *GST inclusive / *GST exclusive price / *not subject to GST of $
*(*delete the ones that do NOT apply)*

(* Commission: Vendor please read the payment of commission terms at page 2, Item 1, before you sign this authority.)

Marketing Expenses (including GST).

Advertising $ 2,055 Other Expenses $ nil TOTAL $ 2,055

Marketing Expenses are payable on 08-04-2026
~~*** the signing of this Authority /**~~ *** written request** *(*delete the one that does NOT apply)* **DATE:** 31 / 03 / 2026

AGENT	VENDOR(S)
	LLobianco

Agent's Copy
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