

Agent Details

Agent: Linc Property Real Estate Pty Ltd & Agent Account Services Pty Ltd T/A Linc Property **ACN:** 654502191&111 783 978 **ABN:** 28 294 907 348
Attention: Lincoln Scott
Address: PO Box 333, Beaconsfield Victoria 3807
Phone: 0423 486 285 **Mobile:** 0423 486 285 **Email:** lincoln.scott@lincpropertyre.com.au

Vendor Details

Vendor: Kirby Lee Cannizzaro **ACN:**
Address: 60 Martin Court, Warragul Victoria 3820
Attention:
Phone: **Mobile:** 0433254303 **Email:** kirbyw88@yahoo.com.au
Vendor: Danny Charles Cannizzaro **ACN:**
Address: 60 Martin Court, Warragul Victoria 3820
Attention:
Phone: **Mobile:** 0488777576 **Email:** dozzerc@icloud.com

Property Details

Property: 60 Martin Court, Warragul Victoria 3820
Chattels included: As per Contract of Sale
Chattels excluded:

Sale Terms

Exclusive authority period: 180 days after the date of this Authority
 Continuing authority period: 0 days after the end of the Exclusive Authority Period.
 The Property is being sold: ☒ with vacant possession OR ☐ subject to any tenancy
 and upon payment of: ☒ full purchase price OR ☐ upon terms of payment of full deposit
 and ☐ the sum of
 The property is being sold as: Private Sale
 Vendor's asking price: To Be Advised payable in 30, 60, 90, 120 days


 01/09/2026

 01/09/2026

 31/08/2026

Agent's Estimate of Selling Price

Section 47A of the Estate Agents Act 1980: 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 a range between: \$1,400,000 and \$1,540,000

Section 47AE of the Estate Agents Act: if the Agent knows or could be reasonably expected to know that the ESP is no longer reasonable, the ESP is to be revised as follows:

Revised amount: XXXXXXXXXX OR a range between: \$1,300,000 and \$1,430,000

Agent's Commission (incl GST) Commission has been updated, refer to the revisions page.

An amount equal to 1.60% (including GST) of the Sale Price.

Example

If sold at price of: \$1,540,000 GST N/A

Dollar amount of estimated commission: \$24,640

Including GST of \$2,240.00


 16/06/2026

 16/06/2026

 16/06/2026

Marketing and Other Expenses

Advertising: \$3,854.00 Other: \$0.00 Total: \$3,854.00
 Marketing expenses are payable on: ☐ signing of this Authority OR ☒ written request Up front or defer option through realty as
 sist (details provided)

Execution by or on behalf of the Agent and the Vendor(s)

Dated: Thu 7 May 2026
Signature of Agent:



07/05/2026

Lincoln Scott

Signature of Vendor(s):



10/05/2026

Kirby Lee Cannizzaro



11/05/2026

Danny Charles Cannizzaro

Item 1. Agent's entitlement to commission

(If this is an off-the-plan sale check Item 1 reflects the agreement about payments of commission & alter if needed)

The Vendor agrees to pay the Agent the commission on the terms of this Authority if the Property is sold:

- 1.1 during the exclusive authority period by the Agent or by any other person (including the Vendor or another agent); or
- 1.2 during the continuing authority period by the Agent; or
- 1.3 to a person introduced to the Property by the Agent before the Vendor signed this Authority and to whom, as a result of the introduction, the Property is sold; or
- 1.4 within 120 days after the expiration of the exclusive authority period to a person introduced to the Property by the Agent within the exclusive authority period and to whom, as a result of the introduction, the Property is sold.

The commission is due and payable by the Vendor on the Property being sold.

Items 1.2, 1.3 and 1.4 will not apply if the Vendor may incur a liability to pay an agent a commission under an exclusive agency agreement signed by the Vendor with another agent after the expiration of the exclusive authority period.

(See the definition of "sold", "sale" and "sell in GC 1.13).

Item 2. Continuing authority period

- 2.1 If there is a continuing authority period, it starts on the day after the day on which the exclusive authority period ends and
 - 2.1.1 lasts for the number of days specified in the Particulars of Appointment, unless cancelled, and
 - 2.1.2 on the day it starts, the Agent's exclusive appointment ends.
- 2.2 The Vendor may cancel the continuing authority period at any time by written notice to the Agent.
- 2.3 If the continuing authority period is cancelled, Item 1 continues to apply.

Item 3. Making a complaint

Any complaint relating to commission or outgoings can be made to the Director, Consumer Affairs Victoria GPO Box 4567, Melbourne, Victoria, Australia, 3001 or by telephoning 1300 73 70 73. Unless there are exceptional circumstances Consumer Affairs Victoria cannot deal with any dispute concerning commission or outgoings unless it is given notice of the dispute within 28 days of the client receiving an account for, or notice that the Agent has taken the amount in dispute, whichever is the later.

Item 4. Dispute resolution

The Agent procedures for resolving complaints and disputes arising from the operation of the Agent's estate agency practice. If a complaint or dispute arises, please ask to be informed about the procedures.

Item 5. Rebate Statement

(a) A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. It is illegal for an Agent to keep any rebate they receive for advertising or other outgoings purchased by the Agent on your behalf. Section 48A of the Estate Agents Act 1980 requires the Agent to immediately pay you any rebate they receive in relation to the sale, management or leasing of your property.

(b) The Agent will not be, or is not likely to be, entitled to any rebates. A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. The Agent is not entitled to retain any rebate and must not charge the client for an amount for any expenses that is more than the cost of those expenses.

Item 6. Exclusive Authority Period (no time stated)

If an agreement stating that an estate agent is to act as the sole agent for the sale of any real estate or business does not state when the sole agency is to end, the sole agency ends:

- (a) in the case of a sale by auction, 30 days after the date of the auction; or
- (b) in any other case, 60 days after the date the agreement is signed by, or on behalf of, the seller of the real estate or business.

Item 7. Agent's role

The Agent will advertise, market and endeavour to sell the Property.

Item 8. Commission sharing

The Agent may share the commission with an employee who is an estate agent or an estate agent's representative, or with an estate agent who is the Agent's business partner.

Item 9. Vendor acknowledgments

The Vendor acknowledges:

- 9.1 being informed by the Agent the commission and Marketing Expenses are negotiable, and having read Item 1, before signing this Authority;
- 9.2 Marketing Expenses incurred during the period of this Authority must be paid, whether or not the Property is sold;
- 9.3 commission is payable in accordance with this Authority, if the property is sold;
- 9.4 agrees that his/her personal information will be collected and may be used, as provided in this Authority;
- 9.5 being informed the Agent has procedures for resolving complaints and disputes, before signing this Authority;
- 9.6 receipt of a copy of this Authority, at the time of signing; and
- 9.7 if the Property is "residential property" as defined by the Act, the Agent may be required by law to disclose details relating to the Property, including the sale price and date of sale, and also acknowledges this requirement cannot be altered by an agreement, arrangement or understanding between the Agent and the Vendor or between the Agent or the Vendor and any other persons.

Item 10. Privacy

If you are an individual on you, or in appropriate circumstances on your attorney under power or other person acting as your agent, signing this Authority you consent to us collecting, holding, using and disclosing your personal information for the primary purpose and secondary purposes set out below. Your consent will continue until you, or in appropriate circumstances your attorney under power or other person acting as your agent, informs us your consent is terminated, and this is so even though this Authority has come to an end.

The kinds of personal information we will collect and hold are your name, address, contact details, bank account details, credit or debit card details or both and if appropriate or required, your power of attorney or other agent details.

We will collect your personal information from you, or if appropriate in the circumstances, from your attorney under power or other person acting as your agent. We will hold your personal information in hard copy or electronic form, or both.

The primary purpose is: acting for you in relation to or in connection with the sale of your property and the finalisation of your sale, if your property is sold.

The secondary purposes are: providing your personal information to other estate agents to valuers during the period of this Authority in connection with or in relation to the sale of your property; to enable any or all of them to collect and/or disseminate details of the sale of real estate; to enable us to promote our services or seek out potential clients or both; responding to enquiries received from Consumer Affairs Victoria in connection with the sale of your property; complying with the law.

You also consent to us using your personal information for direct marketing and telemarketing.

We can be contacted between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to provide access to you, or in appropriate circumstances to your attorney under power or other person acting as your agent, to update or seek correction of your personal information. Our contact details are on the first page of this Authority.

If you consider we have breached the Australian Privacy Principles you, or in appropriate circumstances your attorney under power or other person acting as your agent, may complain to us by letter, fax or email. Our contact details appear in this Authority. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve your complaint you may refer it to the Office of the Australian Information Commissioner GPO Box 5218, Sydney, NSW, 2001 or enquiries@oaic.gov.au.

We are unlikely to disclose your personal information to overseas recipients.

The main consequences for you if all or part of your personal information is not provided is that we may not be able to act for you or effectively perform our role as your estate agent.

Item 11. Liability & Indirect Loss

(a) If the professional fees are \$299,999.99 or below then to the maximum extent permitted by the law, the Agent's aggregate liability for any claim, demand or proceeding (including for breach of contract, tort (including negligence), in equity or under any statute) made under or in connection with this Authority is limited to the greater of three times the fees or \$250,000.

(b) If the professional fees are \$300,000 or above then to the maximum extent permitted by law, the Agent's aggregate liability for any claim, demand or proceeding (including for breach of contract, tort (including negligence), in equity or under any statute) made under or in connection with this Authority is limited to the greater of the professional fees or \$750,000.

(c) To the full extent permitted by law, neither party will have any liability to the other (whether arising in contract, tort (including negligence), statute, equity or otherwise) for Indirect Loss under or arising out of this Authority.

i. **Indirect Loss** means any:

1. loss of revenue, use, production, goodwill, profit, income, business, contract or anticipated savings; or
2. financing costs or increase in operating costs; or
3. other financial or economic loss or any other special or indirect loss or damage (excluding any losses and damage to the extent arising naturally according to the usual course of things from the relevant conduct or breach).

(d) If a party consists of more than one person, the liability is several. Where only one Agent is in breach of the agreement by an act, omission or representation, the breaching Agent will only be liable. The rights of the non-breaching Agent are unaffected.

Item 12. Conjunction Agents

The Agent may appoint in conjunction agents or third-party introducers to assist in selling the Property.

Item 13. No Variation

This Authority cannot be amended or varied except in writing signed by the parties.

Item 14. Insurance

Both parties will maintain insurance sufficient to comply with their obligations hereunder.

Item 15. Health & Safety

The Vendor will:

(a) ensure there is no risk to the environment or health, safety and welfare of the Agent's employees, officers and any prospective purchaser and that all requirements under all legislation applicable or relevant to the Property is met.

(b) Provide the Agent and any other persons who visit the Property with:

- i. any site induction under the Vendor's policies;
- ii. any information about hazards or risks to health and safety; and
- iii. details of any emergency plans and procedures (including evacuation plans) relating to the Property.

Item 16. Intellectual Property

The Agent retains all intellectual property rights in any pre-existing intellectual property. Any intellectual property created in the provision of the services vests in the Agent who agrees to grant a worldwide, irrevocable, non-transferable licence to the Vendor to use such intellectual property.

Item 17. Confidentiality

The Vendor will not disclose or permit to be disclosed to any third party any information provided to it under this Authority that is not already in the public domain, other than for the provision of the services or as required by law or regulations.

Item 18. Authority to Receive Notices

The Vendor authorises the Agent to receive cooling-off notice(s) given under Section 31 of the Sale of Land Act 1962. This authorisation is effective even if this Authority to act for You formally expires on the Sale of the Property.

Item 19. Agent may sign contract

On the Vendor's written request, the Agent may sign a contract of sale for the Property which contains terms of the sale agreed upon by the Vendor.

Item 20. Governing Law and Jurisdiction

This Authority is governed by the laws of Victoria and the parties submit to the non-exclusive jurisdiction of the courts of Victoria.

Item 21. Electronic Signature

This Authority may be executed by way of electronic acceptance, and if so, shall be considered an original.

Item 22. Interpretation

In this Authority unless specified to the contrary:

- (a) Words importing the singular number include the plural and vice versa and words importing any gender include all other genders.
- (b) Headings are for reference only and shall not affect the construction of this Authority.
- (c) A reference to a party if more than one is to them jointly and severally.
- (d) All schedules are included as part of this Authority.
- (e) Any reference to "dollars" or "\$" is a reference to Australian currency.
- (f) The expression "person" shall include a corporation.
- (g) Use of the word including and similar expressions are not, nor are they to be interpreted as, words of limitation.
- (h) A reference to a party includes the party's executors, administrators, successors and permitted assigns.
- (i) A reference to a person includes a natural person, a company or other entities recognised by law.
- (j) A reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislation or legislative provision substituted for, that legislation or legislative provision.
- (k) The language in all parts of this Authority shall be in all cases construed in accordance with its fair and common meaning and not strictly for or against any of the parties.

Item 23. Compliance with Law

This Authority is to be interpreted so that it complies with all applicable laws. If any provision of this Authority does not comply with any law, then it must be read down so as to give it as much effect as possible.

The parties intend to comply with all applicable laws, and agree to facilitate the other party's compliance with the law (insofar as it relates to the terms of this Authority).

The parties agree to do all things necessary to rectify any aspect of this Authority that is not compliant with any law, insofar as is necessary to give effect to the substance of the terms of this Authority (including, agreeing to amend any clause that is not compliant with any law, and/or re-signing a new authority on substantially the same terms).

If it is not possible to rectify any aspect of this Authority that is not compliant with the law, then it is to be severed from this Authority and the remaining clauses will continue to have full force and effect.

You acknowledge that the Agent may enter into an arrangement to share commissions with another entity under this Authority.

Item 24. Special Conditions

The following Special Conditions apply to this Authority and, in the event of a conflict, the provisions of any of the Special Conditions will prevail over any other provisions of this Authority:

(a) Nil

GENERAL CONDITIONS

1. In this Authority unless otherwise required by the context or subject matter:

1.1 **Act** means the Estate Agents Act 1980.

1.2 **Agent** means the Agent named in the Particulars of Appointment.

1.3 **binding offer** means:

1.3.1 an offer at the Vendor's reserve price and on the terms set out in the Particulars of Appointment which would result in an enforceable contract of sale, if signed by the Vendor and exchanged with the purchaser; or

1.3.2 An enforceable contract of sale signed by the Vendor and the purchaser.

For the purposes of GC 1.3.1 the offer must be in a contract of sale signed by the purchaser **vendor's reserve price** has the meaning in GC 1.14.

For the purposes of GC 1.3.1 and GC 1.3.2 **enforceable contract of sale** means a contract which may be enforced by an order for specific performance and/or upon the breach of which either the Vendor or the purchaser would be entitled to an award of damages.

1.4. **deposit moneys** has the same meaning as defined in the Sale of Land Act 1962.

1.5. **exclusive authority period** means the period commencing on the date of this Authority and continuing until the expiry of the number of days specified in the Particulars of Appointment.

1.6. **GST** means the goods and services tax payable in accordance with the A New Tax System (Goods and Services Tax) Act 1999.

1.7. **introduced to the Property** means the person was made aware the Property was available to purchase irrespective of the source. Without limiting the generality of the foregoing, a person will be deemed to have been introduced to the Property by the Agent if the person became aware the Property was available for purchase as a result of viewing, hearing, or reading an advertisement of whatever nature or medium or any boards, placards, or other literature referring to the availability of the Property that were connected to the Agent in any way.

1.8. **Marketing Expenses** means the advertising and marketing expenses of the Agent specified in the Particulars of Appointment.

1.9. **person** includes a natural person, a corporation and an incorporated association.

1.10. **professional fees** means the total of the commission and Marketing Expenses as duly authorised and expended.

1.11. **purchaser** means the person to whom the Property is sold.

1.12. **REIV** means The Real Estate Institute of Victoria Ltd (ACN 004 210 897).

1.13. **sold** is the result of obtaining a binding offer and sale and sell have corresponding meanings.

1.14. **Vendor's reserve price** means a price equal to or greater than the Vendor's reserve price stated in the Particulars of Appointment.

1.15. A reference to an act of parliament includes an act amending or superseding the act referred to.

1.16. If the Agent or the Vendor comprises more than one person, their respective obligations are joint and individual.

2. If the purchaser does not complete the purchase and forfeits the deposit, the Vendor will take all reasonable steps to recover any unpaid deposit from the purchaser and/or any other person who may be liable for payment of the deposit and to pay the professional fees from the sum of the deposit paid or recovered.

3. If the Vendor fails to pay the Agent any moneys due under this Authority within 30 days of receipt of the Agent's invoice (**the due date for payment**), then interest at the rate fixed from time to time under section 2 of the Penalty Interest Rates Act 1983 will be charged on the unpaid money (or the balance owing from time to time) calculated from the due date for payment to and including the day on which the unpaid money is paid in full. The interest will be paid, if demanded.

4. A person signing this Authority for or on behalf of the Vendor is personally responsible for the due performance of the Vendor's obligations as if the signatory was the Vendor. If required by the Agent, the signatory will procure the execution of a guarantee and indemnity in favour of the Agent by the directors of a Vendor that is a corporation or the committee members of a Vendor that is an incorporated association, in a form acceptable to the Agent's legal practitioner or conveyancer.

5. If while a stakeholder the Agent is requested to transfer deposit moneys to the Vendor's legal practitioner or conveyancer or to another estate agent acting on behalf of the Vendor, the Vendor agrees the Agent may retain out of the deposit moneys an amount equal to the Agent's commission and/or Marketing Expenses that the Agent is then or will become entitled to and any other moneys that Agent is or will become entitled to by law in relation to the sale of the Property.

6. The Vendor irrevocably authorises the Agent to deduct the professional fees properly incurred and State and Federal taxes required to be deducted by law, including GST, from deposit moneys held by the Agent.

7. If the Property is sold and no deposit moneys are held by the Agent, the Vendor will pay for the professional fees properly incurred and State and federal taxes required to be deducted by law, including GST, on demand.

8. If deposit moneys are held in whole or part by the Vendor's conveyancer or legal practitioner, the Vendor appoints the Agent as the Vendor's attorney under power to direct and authorise the conveyancer or legal practitioner to pay the professional fees properly incurred and State and Federal taxes required to be deducted by law, including GST, to the Agent. The Vendor agrees to promptly ratify and confirm the power of attorney, if requested.

9. Unless otherwise stated in the Particulars of Appointment, the Vendor will pay the maximum amount of Marketing Expenses to the Agent on the signing of this Authority and in any event the Marketing Expenses will be payable on written request. When this Authority ends, the Agent will provide the Vendor with an itemised list of Marketing Expenses and State or Federal taxes expended or payable. The Agent will provide the itemised list at any other time that may reasonably be required by the Vendor.

10. If this Authority requires the Vendor to pay or reimburse or contribute to an amount paid or payable by the Agent in respect of an acquisition from a third party to which the Agent is entitled to an input tax credit, the amount for payment or reimbursement or contribution will be the GST exclusive value of the acquisition by the Agent plus the GST payable in respect of that supply but only if the Agent's recovery from the Vendor is a GST taxable supply.

11. The Vendor authorises the Agent to sign a contract of sale which contains terms of sale agreed to by the Vendor is, when the Vendor agrees to the terms of sale, the Vendor is unavailable to sign the contract.

12. An agreement of the Vendor and purchaser to cancel a contract of sale or the ending of a contract of sale as a result of a default of the Vendor or purchaser does not relieve the vendor of the obligation to pay the Agent's professional fees.

13. The Vendor authorises the Agent to do any of the following:

13.1. instruct the Vendor's Australian legal practitioner or conveyancer to prepare a Sale of Land Act section 32 statement and a contract of sale, agree the contents of either document and advise and agree other amendments or additions to either document as may be desired or required at any time;

13.2. fill-up a standard form contract or contract to record the sale of the Property as permitted by the Estate Agents Act 1980 (the contract) or under any amending or superseding legislation;

13.3. negotiate and, with the Vendor's prior approval, agree and record – or have the Vendor's Australian Legal Practitioner or conveyancer record – the final terms and conditions of, and then obtain the signatures of the vendor and the purchaser to, the contract;

13.4. attend to the exchange of the contract between the Vendor and the purchaser;

13.5. receive the purchase price, or any part of it, payable for the Property;

13.6. to receive: a cooling-off notice given by a purchaser under the Sale of Land Act 1962 or any amending or superseding legislation, advice or a notice about a loan sought by a purchaser, advice or a notice about a pest inspection report and/or a building condition report, even if the Agent's authority has formally expired on the sale of the Property;

13.7. to make public the sale price paid for, and other details of, the Property without disclosing the name of the Vendor or the purchaser, in the interest of maintaining an informed property market. This authorisation is effective: notwithstanding a condition in the contract of sale for the Property, to which the Agent is not a party, purporting to restrict the availability of information about the sale of the Property and even though the Agent's authority formally expired on the sale of the Property.

NOTICE OF COMMISSION SHARING

Notice of Commission Sharing form approved by the Director in accordance with Section 48 of the *Estate Agents Act 1980*.

Important information for vendors/landlord(s)

If the agent has agreed to share the commission that will be payable for selling, leasing or managing your property, before getting your signature to engage or appoint them, they must give you this commission sharing statement. This statement shows details of all other people who will share in the commission.

The Agent's commission will be shared with other people (other than a licensed estate agent or an agent's representative employed by the agent, or a licensed agent who is in partnership with the agent.)

In accordance with Section 48 of the *Estate Agents Act 1980*, the agent states that the commission the agent is entitled to under the terms of this Authority will be shared with other people as follows:

Name and address of person with whom the commission will be shared	Description of such person
Please see reverse side hereof	Independent Consultants

Signature of Agent:



07/05/2026

Lincoln Scott

Signature of Vendor(s):



10/05/2026

Kirby Lee Cannizzaro



11/05/2026

Danny Charles Cannizzaro

COMPANY NAME	ADDRESS
Agent Account Services Pty Ltd ABN 28 294 907 348	C/-463 Nepean Highway, Frankston
TRESC Pty Ltd ABN 42 123 170 525	C/-463 Nepean Highway, Frankston
3 Views Pty Ltd ABN 44 077 985 980	C/-463 Nepean Highway, Frankston
Incoll Holding Pty Ltd ABN 25 602 207 705	C/-463 Nepean Highway, Frankston
First Zillion Pty Ltd ABN 29 637 677 742	C/-463 Nepean Highway, Frankston
McClure Family Trust Pty Ltd ABN 19 458 935 532	C/-463 Nepean Highway, Frankston
Danmac Investments Pty Ltd ABN 62 219 671 957	C/-463 Nepean Highway, Frankston
Westernport Property Group Pty Ltd ABN 18 110 377 789	C/-463 Nepean Highway, Frankston
S+J Rowe Pty Ltd ABN 15 495 072 988	C/-463 Nepean Highway, Frankston
G&T Findi Group Pty Ltd ABN 85 768 154 554	C/-463 Nepean Highway, Frankston
Camac Consulting Pty Ltd ABN 95 638 968 859	C/-463 Nepean Highway, Frankston
DMMN Tradings Pty Ltd ABN 37 305 773 074	C/-463 Nepean Highway, Frankston
Keemaaron Pty Ltd ABN 26 638 462 165	C/-463 Nepean Highway, Frankston
C&H McCullough Pty Ltd ABN 20 652 052 232	C/-463 Nepean Highway, Frankston
Leon James Pty Ltd ABN 80 653 500 835	C/-463 Nepean Highway, Frankston
R&J Alexander Consultancy Pty Ltd ABN 86 147 876 257	C/-463 Nepean Highway, Frankston
Wiffys Pty Ltd ABN 94 658 355 250	C/-463 Nepean Highway, Frankston
Bass Coast Agency Pty Ltd ABN 69 673 688 518	C/-463 Nepean Highway, Frankston

COMPANY NAME	ADDRESS
The Apostoli Group Pty Ltd ATF ORGNZD Family Trust ABN 62 484 709 892	C/-15 Magna Vista Rise, Narre Warren
McQuarrie Property Pty Ltd ABN 76 243 511 050	C/-6 Arbour Rise, Pakenham
Jasmin Manor Pty Ltd ABN 30 007 106 381	C/-67-75 Garden Drive, Tullamarine
The Trustee for NAD Group Trust ABN 38 187 378 160 ACN 633 366 659	C-67-75 Garden Drive, Tullamarine
Werribee Property Specialists Pty Ltd ABN 94 810 053 545	C/-Suite 11. 2-14 Station Place, Werribee
Kilkie Investments Pty Ltd ABN 13 278 205 740	C/-242 Maroondah Highway, Healesville
CREG Pty Ltd ABN 78 605 692 644	C/- 243 Lower Heidelberg Road, East Ivanhoe
Sago Real Estate Pty Ltd ABN 97 643 768 469	C/-463 Nepean Highway, Frankston
UP and More Pty Ltd ATF Walia Family Trust ABN 42 329 989 170 ACN 652 723 736	C/-463 Nepean Highway, Frankston
Kerrie Ann Ford ABN 87 957 039 386	C/-25 High Street, Traralgon
Broad Realty Pty Ltd ABN 63 652 725 605	C/-27 Dunstone Street, Swan Hill
Alvat Group RE Pty Ltd ATF J Alvat Family Trust ABN 67 354 130 123 ACN 678 573 790	C/-3/281 Marathon Boulevard, Craigieburn
The Trustee for K Petsinis & M Nostro Family Trust ABN 93 403 874 828 ACN 655 526 060	C/-72 York Street, South Melbourne
Croziers & Co ABN 34 153 173 721	C/-214 Broadway, Reservoir
Northway Realty Vic Pty Ltd ABN 41 659 641 308	C/-72 York Street, South Melbourne
Prudence Jones Pty Ltd ABN 40 632 215 475	C/-9 Bruce Avenue, Rye
BDDDB Real Estate Pty Ltd ABN 83 159 939 590	C/-182D Sladen Street, Cranbourne
DGS Enterprises VIC Pty Ltd ATF David	C-29A St James Street,

Evanso Pty Ltd ABN 87 100 904 879	C/-463 Nepean Highway, Frankston	Samarges. Family Trust ABN 61 051 217 090 ACN 663 659 461	Moonee Ponds
Omada Realty Pty Ltd ATF Omada Unit Trust ABN 79 503 149 343 ACN 673 718 020	C/-463 Nepean Highway, Frankston	Sovereign Properties Pty Ltd ATF Galati Business Trust ABN 43 424 701 065 ACN 603 414 893	C/-Level 1, 64 Victor Crescent, Narre Warren
Eview Group Tallon Estate Agents ABN 24 006 421 094	C/- 57 High Street, Hastings	Simplified Investments Pty Ltd ABN 14 619 292 214	C/-72 York Street, South Melbourne
The Trustee for Bevrache Industries Family Trust ABN 58 762 936 143 ACN 612 527 965	C/-25-27 Pascoe Street, Pascoe Vale	L & M Property Co Pty Ltd ABN 62 665 384 734	C-260 Waterview Boulevard, Craigieburn
The Trustee for Nawram Family Trust ABN 21 715 403 896 ACN 612 528 033	C/-25-27 Pascoe Street, Pascoe Vale	Alagona Group Pty Ltd ATF Alagona Family Trust ABN 96 380 556 729 ACN 677 380 102	C/-72 York Street, South Melbourne
WS Property Pty Ltd ABN 32 632 346 233	C/-25-27 Pascoe Street, Pascoe Vale	Morsi Aus Pty Ltd ATF Morsi Family Trust ABN 59 602 024 128 ACN 673 839 560	C/-72 York Street, South Melbourne
Castro & Co Pty Ltd ABN 83 669 759 719	C/-25-27 Pascoe Street, Pascoe Vale	Sacco Aus Pty Ltd ATF Sacco Family Trust ABN 48 250 212 815 ACN 673 842 307	C/-72 York Street, South Melbourne
Hartrick Property Holdings Pty Ltd ABN 23 585 319 709 ACN 615 898 685	C/-83C Warrigal Road Mentone	SSM Partners Pty Ltd ABN 58 666 960 550	C/-3 Argon Circuit, Clyde North
Enesayes Pty Ltd ABN 70 631 009 946.	C/-463 Nepean Highway, Frankston	Stellar Estate Agents Pty Ltd ABN 28 667 243 094	C-15 Henbury Street, Cranbourne
LTKT Pty Ltd ATF L & T Colella Family Trust ABN 70 913 708 970 ACN 643 568 905	C/-8 Meyer Court, Brighton East	RAAA Holdings Group Pty Ltd ATF RAAA Holdings Group Discretionary Trust ABN 37 547 396 625 ACN 671 582 666	C/-72 York Street, South Melbourne
JOSME Consulting Pty Ltd ABN 78 161 686 273	C/-10/22 Watt Road, Mornington	Japp Pty Ltd ABN 80 666 771 599	C/-72 York Street, South Melbourne
Rivett Real Estate Pty Ltd ABN 90 149 919 031	C/-50 Mt Eliza Way, Mount Eliza	Spark Real Estate Pty Ltd ABN 11 671 651853	C/-11 Archie Drive, Bonnie Brook
Rivett Group Pty Ltd ABN 88 681 837 123	C/-50 Mt Eliza Way, Mount Eliza	Linc Property Real Estate Pty Ltd ABN 37 654 502 191	C/-60 Robinson Street, Dandenong
DLK Analytics Pty Ltd ABN 87 160 482 637	C/-50 Mt Eliza Way, Mount Eliza	Biedronka Pty Ltd ATF MAB.Nelson Family Trust ABN 34 610 291 696 ACN 657 735 718	C-72 York Street, South Melbourne
Julie Anderson Consulting Pty Ltd ABN 25 640 453 998	C/-50 Mt Eliza Way, Mount Eliza	Tory Fergusson Real Estate Pty Ltd ABN 72 674 651 104	C/-72 York Street, South Melbourne
McCoy Property Services Pty Ltd ABN 74 671 024 785	C/-50 Mt Eliza Way, Mount Eliza	Coast & Country Estate Agents Pty Ltd ABN 19 661 778 810	C/-2/137 Shoreham Road, Red Hill South
JC Stirling Pty Ltd ABN 48 927 915 564	C/-1/1065 Frankston Flinders Road, Somerville	Crestpoint Real Estate Pty Ltd ATF Crestpoint Real Estate ABN 46 994 505 024 ACN 677 235 791	C/- Suite 159, Level 2, 1-3 Janfield Drive, Bundoora

Saint and Wood Pty Ltd ABN 25 668 364 510.	C/-338 Barkly Street, Elwood	Golden Realty Pty Ltd ABN 23 621 654 635	C-15 Pyke Drive, Gladstone Park
Di Battista Real Estate Pty Ltd ABN 19 642 343 637	C/- 37 Yale Drive, Epping	Chich & Co Real Estate Pty Ltd ABN 32 678 001 084	C/-3 Castleton Court, Gladstone Park
Ryanbarka Pty Ltd ABN 89 677 290 603	C/-37 Yale Drive, Epping	Haroun & Co Pty Ltd ABN 75 681 261 138	C-PO Box 263, Craigieburn
Minos Estate Agents Pty Ltd ABN 55 674 612 590	C/-2/79 Derrick Street, Lalor	Veritascoe Pty Ltd ABN 14 684 583 533	C/-652 Smith Street, Clifton Hill
Silva McLeod Nominees Pty Ltd ATF V McLeod Family Trust ABN 33 502 546 923 ACN 651 036 823	C/-72 York Street, South Melbourne	Real Estate Real Easy Pty Ltd ABN 70 057 044 756	C/-PO Box 780, Cowes
Sarab & Co Pty Ltd ABN 49 685 666 282	C/- 6 Banfield Street, Bell Park	Airport West Real Estate Pty Ltd ATF AWRE Discretionary Trust ABN 97 618 185 192 ACN 130 025 768	C/-PO Box 2482, Taylors Lakes
Burke Estate Agents Pty Ltd ABN 68 685 503 093	C/-60A Industrial Drive, Sunshine West	Lewis Realty Pty Ltd ABN 25 004 705 524	C -289-291 Sydney Road, Coburg
Berry Bunch Investments Pty Ltd ABN 89 636 449 646	C/-1/80 Warren Road, Mordialloc	Christine Henderson ATF The Foxcroft Family Trust ABN 63 722 888 944	C/-11 Davie Avenue, Cheltenham
Tecoma/Olinda Real Estate Pty Ltd ATF the Whittaker Family Trust ABN 85 805 977 310 ACN 118 686 221	C/- PO Box 1320, Upwey	Rara Ventures Pty Ltd ATF Angad Family Trust ABN 48 447 340 280 ACN 48 447 340 280	C-65 Bonar Street, Heidelberg Heights
Paramount Kingdom Pty Ltd ABN 53 689 059 827	C/-483 Highett Road, Highett	Spa Country Estates Pty Ltd ABN 55 684 050 262	C/-70 Grenville Street, Daylesford

Marketing Packages



LINC +

WEBSITES



view



Listing Loop

property.com.au



onthehouse.com.au

EXPOSURE

realestate.com.au – Unlimited Premier Listing
coming soon + eBrochure + bump + 7 day audience maximiser



domain.com.au – Platinum Edge 90days
x2 ebrochure + Bump + weekly refresh in search results
+ 5 day social boost on google, instagram & facebook



SALE BOARD

(Blue or White) Stock board 4x6 or 6x8 +\$110 Photo Board

PHOTOGRAPHY

DAY/DUSK 3 drone, 15 Ground images, floor & site plan, rapid video

PRINT MARKETING

Page Professional Brochure A4 (QTY 50) 2 or 4 page

SUBURBS

Beaconsfield, Berwick, Narre Warren, NWS, NWN, Cranbourne **\$4,250**

Beaconsfield Upper, Harkaway, Officer, Pakenham, NW east **\$4,000**

Clyde Nth, Clyde, Officer Sth, Rural suburbs **\$3,250**

LINC PRO

+ PHOTO BOARD

6x8 Photo Board (choice of one or three photos) — \$396

+ PHOTOGRAPHY

DAY/DUSK 5 Drone, 25 Ground images, floor & site plan, lifestyle images & full video tour 1-2min

+ SOCIAL TARGETED

x2 7 Day Audience Maximiser REA \$200 Value

SUBURBS

Beaconsfield, Berwick, Narre Warren, NWS, NWN Cranbourne **\$5,250**

Beaconsfield Upper, Harkaway, Officer, Pakenham, NW east **\$5,000**

Clyde Nth, Clyde, Officer Sth, Rural suburbs **\$3,854** ~~\$4,250~~

ADDITIONALS

PRICE

AUDIENCE MAX REA

Essentials \$99 Pro \$399 Gold \$649

LUXE LISTING REA

Request Linc Luxe Package tailored to your property postcode \$

BEFORE YOU BID

Pre Building & Pest Inspection \$299

SALE BOARD

Rural area + \$150 for out of service area \$150

TOTAL

\$ 3,854

SIGNATURE:

10/05/2026

11/05/2026

DATE:

07/05/2026

Disclaimer: *All prices include GST, may include internal administration fees & may be subject to change without notice. Publication dates & inclusions are subject to supplier availability and booking deadlines and may be beyond the reasonable control of Linc Property Real Estate. The vendor/s acknowledges & allows the agent to alter the marketing schedule to remove/add alternative advertising products, so long as any charges do not exceed the amount allowed as per the Agents Authority.



Marketing
& Advertising

17

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We help you access money fast to invest in marketing, advertising, and property preparation, empowering you with the flexibility to pay now, or pay later.

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1 Confirm your marketing package

Your agent will help you understand what marketing and advertising activities they'll undertake to help you maximise the potential of your property.

2 Pay with RealtyAssist

Your invoice will be sent via email and SMS, using our safe and secure payment platform. You can now choose to pay upfront or defer payment.*

3 Get your property to market

Your real estate agent begins your marketing and advertising campaign, positioning your property in the way that reaches the right buyers, and helps you maximise the sale price.

Our Pay Later solutions

Access up to

\$2,000

For a flat fee of \$99*

Access up to

\$30,000

5.99%* Establishment Fee
\$25 Application Fee
(16.41% Comparison rate)

Access up to

\$50,000

Price on application

Get started

Unlock your property's
potential today.



*Pay at settlement or up to 180 days from the loan start date – whichever comes first.

*Subject to approval. Fees, Charges, Terms and Conditions apply.



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Lesley Cooke

 4.9 ★★★★★

Based on 1500+ Google review

11/05/2026

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IMPORTANT INFORMATION Comparison rate is calculated on unsecured loan amount of \$1,000 over a term of 6 months based on a single repayment.

WARNING This comparison rate applies only to the example given. Different amounts and terms will result in different comparison rates. Costs such as late repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

For all products, conditions, fees, and charges apply. These may change or we may introduce new ones in the future. Full details are available on request. Lending criteria apply to approval of all credit products. This information does not take your personal objectives, circumstances or needs into account. Consider its appropriateness to these factors before acting on it.

Read the disclosure documents for your selected product or service, including the Terms and Conditions, before deciding. Target Market Determinations for the products are available. Unless otherwise specified, the products and services described on this marketing flyer are available only in Australia and only to borrowers ordinarily resident in Australia. Realty Assist Finance Pty Ltd - ACN 657 479 448 - AFCA Member Number 94412 Propel Funding Pty Ltd - ACN 601 271 381 - Australian Credit Licence 493433 - AFCA Member Number 45829

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1300 355 729

Revisions - 60 Martin Court, Warragul Victoria 3820

Revised: 16 Jun 26

The Estimate of Selling Price contained within the authority has ceased to be reasonable

Reason: Recent sales activity

Previous Estimate of Selling Price was: Range between \$1,400,000 and \$1,540,000

The revised Estimate of Selling Price is: Range between \$1,375,000 and \$1,495,000

Revised: 16 Jun 26

Agent's Commission:

An amount equal to 1.60% (including GST) of the Sale Price.

Example

If sold at price of: \$1,495,000 GST N/A

Dollar amount of estimated commission: \$23,920

Including GST of \$2,174.55

Revised: 31 Aug 26

The Estimate of Selling Price contained within the authority has ceased to be reasonable

Reason: Current market interest

Previous Estimate of Selling Price was: Range between \$1,375,000 and \$1,495,000

The revised Estimate of Selling Price is: Range between \$1,300,000 and \$1,430,000

Revised: 31 Aug 26

Agent's Commission:

An amount equal to 1.60% (including GST) of the Sale Price.

Example

If sold at price of: \$1,430,000 GST N/A

Dollar amount of estimated commission: \$22,880

Including GST of \$2,080.00

Revised: 31 Aug 26

Exclusive authority period until: 180

Continuing authority period: 0



31/08/2026



01/09/2026



01/09/2026



16/06/2026 16/06/2026 16/06/2026