



Exclusive Auction Authority(Residential)

Agent Details

Agent: Nasheet Enterprises Pty Ltd (Trading as Zed Real Estate) T/A ZED Real Estate **ACN:** 622 020 679
Address: 888 Nepean Highway, Hampton East Victoria 3188
Attention: Elly Amiri **Phone:** (03) 9555 9991
Mobile: 0470 755 469 **Email:** elly@zedrealestate.com.au

Vendor Details

Vendor: MEI GIN LIM **ABN/ACN:** N/A /
Address: 2/3 Parker Street, Pascoe Vale Victoria 3044
Attention:
Phone: **Mobile:** 0481288631
Email: limmeigin622@gmail.com

Vendor's Lawyer Details

Firm Name: To Be Advised
Address:
Phone: **Mobile:**
Email:

Property details

Property: 2/3 Parker Street, Pascoe Vale Victoria 3044
Goods included: All fixtures and fittings as inspected
Goods excluded:

Auction Terms

Exclusive authority period until: 90 days after the auction date
Continuing authority period: 30 days from the end of the exclusive authority period
Auction date: Sat 11 Jul 2026 Time of auction: 12:00 PM
This 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:
Vendor's reserve price: To Be Advised payable in 30, 45, 60, 90 days

Agent's Estimate of Selling Price (ESP)

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 a range between: \$695,000 and \$760,000
Revised amount: OR a range between: and

Agent's Commission (incl GST)

An amount equal to 2.00% (including GST) of the Sale Price.

Example

If sold at price of: \$760,000 GST N/A

Dollar amount of estimated commission: \$15,200

Including GST of \$1,381.82

Marketing expenses (incl GST)

Advertising: \$3,000.00

Other: \$0.00

Total: \$3,000.00

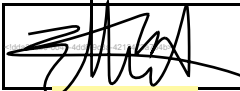
Marketing expenses are payable on: ☒ signing of this Authority **OR**

☐ written request

MarketNow: ☐ Yes ☐ No

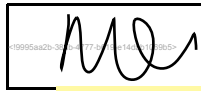
Agent:

Vendor(s) Signature(s):



17/06/2026

Elly Amiri



17/06/2026

MEI GIN LIM

TERMS OF APPOINTMENT

1. The Agent's Entitlement to Commission

You agree to pay The Agent the Commission on the terms of this Authority if the Property is sold:

- 1.1 by The Agent during the exclusive authority period or by any other person (including You or another agent); or
- 1.2 by The Agent during the continuing authority period; or
- 1.3 by The Agent to a person introduced to the Property before You 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 the Property is sold, as a result of the introduction.

The Commission is due and payable by You on the Property being sold if The Agent is the effective cause of the sale.

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

2. Sale Before Auction

You may refuse a binding offer made between the date of this Authority and the date of the auction without incurring any liability to pay Commission.

3. Mortgagee Auction

If You are disposing of the Property under the terms of a security and the auction is cancelled:

- 3.1 within 14 days from the date of this Authority, You will pay The Agent the total Marketing Expenses and one-quarter of the Commission payable on:
 - 3.1.1 Your reserve price set out in the Particulars of Appointment or otherwise advised by You; or
 - 3.1.2 the amount owing under the security;
whichever is the higher sum; or
- 3.2 after 14 days from the date of this Authority and on or before the auction date, You will pay the total of the Marketing Expenses and 3 times the Commission calculated in the manner set out in preceding provisions of this clause.

4. Exclusive Authority Period

If this Authority does not state when the exclusive authority period is to end, the exclusive authority period ends:

- 4.1 in the case of a sale by auction, 30 days after the date of the auction;
- 4.2 in any other case, 60 days after the date this Authority is signed by You or on Your behalf.

5. Continuing Authority Period

5.1 If there is a continuing authority period, it starts on the day after the day on which the exclusive authority period ends and:

- 5.1.1 lasts for the number of days specified in the Particulars of Appointment, unless cancelled by You; and
- 5.1.2 on the day it starts, The Agent's exclusive authority period ends.

5.2 You may cancel the continuing authority period at any time by written notice to The Agent.

5.3 Clause 1 continues to apply, if the continuing authority period is cancelled.

6. Your Acknowledgements

You acknowledge:

- 6.1 being informed by The Agent before signing this Authority that the Commission and Marketing Expenses are negotiable;
- 6.2 Marketing Expenses incurred during the period of this Authority must be paid, whether or not the Property is sold;
- 6.3 Commission is payable in accord with this Authority, if the Property is sold;
- 6.4 at the date of this Authority no other agent holds an exclusive authority for the sale of the Property;
- 6.5 dummy bidding is illegal;
- 6.6 it is illegal for The Agent to accept bids/offers after the Property has been knocked down to the successful bidder;
- 6.7 The Agent has relied on the information provided by You to prepare this Authority and The Agent will not be liable for any incorrect information and agree that Your personal information will be collected and may be used by The Agent, as provided in this Authority;
- 6.8 being informed by The Agent before signing this Authority that The Agent have procedures for resolving complaints and disputes;
- 6.9 receipt of a copy of this Authority at the time of signing this Authority or as soon as practicable either by electronic means or hard copy.
- 6.10 the Marketing Expenses include file administration, editorial request, consultancy, advertisement placement/proofing, internet response and funding of media campaign;

7. Rebate

The Agent will not, 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 You an amount for any expense that is more than the cost of those expenses. The Agent must pay You any rebate The Agent receives in relation to the sale of Your property. If The Agent is entitled to a rebate, the rebate Statement Form approved by Director of Consumer Affairs Victoria will be completed at the time of signing this Authority. The form can be downloaded at www.consumer.vic.gov.au

8. Authority to Receive Notices

You authorise The Agent to receive a cooling off notice 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.

9. Commission Sharing

You acknowledge that The Agent may enter into an arrangement to share commissions with another entity after You sign this authority. You agree to sign a Notice of Commission Sharing and any other documents necessary in order to permit The Agent to share such commissions, if requested by The Agent.

10. Agent May Sign Contract

On Your written request, The Agent may sign a contract of sale for the Property which contains terms of sale agreed to by You.

11. Signatory Bound

A person signing this Authority for or on behalf of You is personally responsible for the due performance of Your obligations as if that person was You. If required by The Agent, that person 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.

12. Right to Commission

You agree with The Agent that an agreement between You and the Purchaser to bring an enforceable contract of sale for the Property to an end or the ending of an enforceable contract of sale as a result of a default by You or the Purchaser shall not relieve You of the obligation to pay the Commission and Marketing Expenses and any other moneys due and payable by You to The Agent in connection with the sale of the Property.

13. Role as Stakeholder

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

14. Dispute Resolution

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

15. Making a Complaint

Any complaint relating to commission or outgoings can be made to the Director, Consumer Affairs Victoria (CAV), GPO Box 4567, Melbourne, Victoria 3001 or by telephoning 1300 55 81 81. 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 You receiving an account for, or notice that The Agent has taken the amount in dispute, whichever is later.

16. The Agent's Role

The Agent will advertise, market and endeavour to sell the Property, and will, unless the Property is sold beforehand, conduct a public auction.

17. Collection and use of personal information

17.1 The Agent may collect personal information in relation to You and use it in relation to selling the Property. The Agent may provide it to others with whom The Agent needs to have contact in connection with performing The Agent's role as estate agent.

17.2 The Agent may also use Your personal information in connection with:

17.2.1 providing details of the sale of the Property to the REIV and/or realestate.com.au Ltd to enable either or both to collect and/or disseminate details of the sale of real estate;

17.2.2 to enable The Agent to promote The Agent's services and seek out potential purchasers;

17.2.3 to respond to enquiries received from Consumer Affairs Victoria and/or the REIV relating to this Authority and/or the sale of the Property.

17.3 You can contact The Agent during normal business hours Monday to Friday (excluding public holidays) to gain access to or amend any of Your personal information. The Agent's contact details are incorporated in the Particulars of Appointment in this Authority.

17.4 If any part of Your personal information is not provided to The Agent, then The Agent may not be able to act for You and/or effectively perform The Agent's role as estate agent.

17.5 The Agent will use personal information in accordance with the Privacy Policy and the Privacy Collection Notice adopted by The Agent. The Privacy Policy and the Privacy Collection Notice can be viewed at <https://www.zedrealestate.com.au>

GENERAL CONDITIONS

18. Vendor Obligations

18.1 If the Purchaser does not complete the purchase of the Property and forfeits the deposit, You 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 Commission and Marketing Expenses and any other moneys due and payable to The Agent from the sum of the deposit paid or recovered.

18.2 If You fail 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 if demanded by The Agent You must pay interest at the rate fixed from time to time under Section 2 of the Penalty Interest Rates Act 1983 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.

18.3 If You are a natural person, a corporation or an incorporated association and a person signs on Your behalf, the person signing is responsible for the due performance of Your obligations as if that person was You.

18.4 If You are a corporation or an incorporated association, and The Agent require You to do so the person signing this Authority will in addition have the directors of the corporation or the committee of the incorporated association sign a guarantee and indemnity in The Agent's favour in a form acceptable to The Agent's legal practitioner.

18.5 You irrevocably authorise The Agent to deduct from any deposit moneys held by The Agent the Commission, Marketing Expenses and any other money due to The Agent pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.

18.6 If the Property is sold and no deposit moneys are held by The Agent, You will pay the Commission, Marketing Expenses and any other money due to The Agent pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST.

18.7 If any deposit moneys are held by Your conveyancer or legal practitioner, You appoint The Agent as Your attorney under power to direct and authorise the conveyancer or legal practitioner to pay to The Agent on demand the Commission, Marketing Expenses and any other money due to The Agent pursuant to this Authority and any State and Federal taxes required to be deducted by law, including GST. You agree to promptly ratify and confirm any exercise of the power of attorney if The Agent request You to do so.

18.8 If at any time during the Term, You become aware of any Dangerous Condition, You will immediately notify the Agent in writing, and in the event that a person is injured as a result of a Dangerous Condition, You will fully indemnify and release the Agent (and anybody engaged through the Agent) against any resulting claim or proceeding.

18.9 You hereby charge all real property that You own with the due payment of the Commission or any other fees that become payable to the Agent under this Authority (including Outgoings) and You consent to the Agent lodging a caveat on such real property in respect of its interests hereunder.

19. Marketing Expenses

19.1 Unless otherwise stated in the Particulars of Appointment, You 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 demand. When this Authority ends, The Agent will provide You with an itemised list of the Marketing Expenses and any State and Federal taxes expended or payable. The Agent will provide an itemised list at any other time that may reasonably be required by You.

19.2 If you use the services of Market Now:

19.2.1 Principal fees, charges and/or interest may become payable to Market Now as per your separate agreement with Market Now;

19.2.2 Principal, fees charges and/or interest made by Market Now are not negotiable with Zed Real Estate;

19.2.3 Zed Real Estate is authorized to provide a copy of this Authority to any other related documents, particulars and information to Market Now to assist it in providing services to You;

19.2.4 Zed Real Estate is authorized to pay Market Now any principal, fees, charges and/or interested as notified by Market Now from time to time on Your behalf by deduction from any deposit or other moneys received and held on Your behalf;

20. GST

If this Authority requires You 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 are 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 You is a GST taxable supply.

21. Legal Compliance

This Authority shall be interpreted so that it complies with all applicable laws. If any provision does not comply with any law then it must be read down so as to give it as much effect as possible. You agree to help facilitate The Agent complying with the law in so far as it relates to the terms of this Authority. You agree to do all things necessary to rectify any part of this Authority that does not comply with any law insofar as it is necessary to give effect to the terms of this Authority including (but not limited to) amending any provision of this Authority that is not compliant with any law or sign a new Authority. If that is not possible You agree to rectify any aspect of this Authority that does not comply with the law.

22. Miscellaneous Provisions

- 22.1 This Authority may be signed by the parties' digital contact on an electronic screen with no paper copies produced. You agree that this means of exchange of the Authority is binding upon you.
- 22.2 In order to better secure Your promises under this authority, you charge your real property in favour of the Agent.
- 22.3 The Vendor promises to check all written representations made by the Agent in the course of this Authority and shall indemnify the Agent against any claim made against it in respect of those representations. If any representation made by the Vendor is incorrect, the Vendor shall immediately notify the Agent in writing.
- 22.4 The Vendor authorises the Agent to do any or all of the following -
- instruct the Vendor's Lawyer to prepare a Sale of Land Act section 32 statement and a contract of sale, agree the content of either document and advise and agree other amendments or additions to either document as may be desired or required at any time;
 - complete a standard form contract or contract to record the sale of the Property as permitted by the Act (the contract) or under any amending or superseding legislation;
 - negotiate and, with the Vendor's prior approval, agree and record - or have the Vendor's Lawyer record- the final terms and conditions of, and then obtain the signatures of the Vendor and the Purchaser to, the contract;
 - attend to the exchange of the contract between the Vendor and the Purchaser;
 - receive the purchase price, or any part of it, payable for the Property;
 - to receive: a cooling-off notice given by a purchaser under the Sale of Land Act 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;
 - to make public the sale price paid for, and other details of, the Property without disclosing the name of 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.

23. Definitions and Interpretation

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

- 23.1 "Act" means the Estate Agents Act 1980.
- 23.2 "Agent" means Nasheet Enterprises Pty Ltd (Trading as Zed Real Estate) ACN: 622 020 679.
- 23.3 "Authority" means this document as signed by You and as may be varied from time to time.
- 23.4 "amount owing under the security" means principal, interest, costs, and expenses payable by the legal or equitable owner of the Property under the terms of the security pursuant to which You are disposing of the Property.
- 23.5 "binding offer" means:
- 23.5.1 an offer at Your Reserved Price and on the terms set out in the Particulars of Appointment which would result in an enforceable contract of sale, if signed by You and exchanged with the Purchaser; or
- 23.5.2 an enforceable contract of sale signed by You and the Purchaser at Your Reserve Price.
- For the purposes of clause 23 the offer must be in a contract of sale signed by the Purchaser and "Your Reserve Price" has the same meaning in clause 22.22.
- 23.6 "Commission" means the commission specified or calculated at the rate specified in the Particulars of Appointment.
- 23.7 "continuing authority period" means the number of days specified as such in the Particulars of Appointment commencing on expiry of the exclusive authority period.
- 23.8 "deposit moneys" has the same meaning as defined in the Sale of Land Act 1962.
- 23.9 "Disbursements" means out-of-pocket expenses necessarily incurred in the performance of legal services and carriage of the matter that may include : certificate searches and/or other payments made in connection with the performance of the legal services related to the conveyancing of the Property.
- 23.10 "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 You or the Purchaser would be entitled to an award of damages.
- 23.11 "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.
- 23.12 "GST" means the goods and services tax payable in accord with the A New Tax System (Goods and Services Tax) Act 1999.
- 23.13 "introduced to the Property" means the person was made aware the Property was available to purchase no matter what 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 any nature published via any medium or any board, placard, sign or other literature referring to the availability of the Property and connected to The Agent in any way.
- 23.14 "The Agent" includes the Agent's network of estate agents.
- 23.15 "Marketing Expenses" means the advertising and other expenses of The Agent specified in the Particulars of Appointment.
- 23.16 "person" includes a natural person, a corporation and an incorporated association.
- 23.17 "Purchaser" means any person to whom the Property is sold.
- 23.18 "REIV" means The Real Estate Institute of Victoria Ltd (ACN 004 210 897).
- 23.19 "sold" is the result of obtaining a binding offer and "sale" and "sell" have corresponding meanings.
- 23.20 "security" includes mortgage, bond, debenture, covenant, charge, or appointment under the terms of which You are disposing of the Property.
- 23.21 "You" means the vendor named in the Particulars of Appointment.

23.22 "Your Reserve Price" means a price equal to or greater than Your Reserve Price stated in the Particulars of Appointment.

23.23 A reference to an act of Parliament includes an act amending or superseding the act referred to and any subordinate legislation.

23.24 If You or The Agent comprise more than one person, the respective obligations are joint and separate.

24. Any Further / Special Conditions

You and the Agent also agree

(please number) :

Additional information to this
authority:

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)

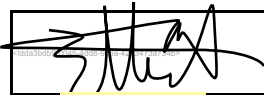
If the agent has agreed to share the commission that will be payable for selling, leasing or managing your property, before getting your signature to engage or appoint them, they must give you this commission sharing statement. This statement shows details of all other people who will share in the commission.

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 commission is to be shared	Description of such person
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Signature of Agent:



17/06/2026

Elly Amiri

Signature of Vendor(s):



17/06/2026

MEI GIN LIM



CAV 80 (02/16)

consumer.vic.gov.au/estateagents