Seller's reserve price request

Section 47AG, Estate Agents Act 1980 (Vic)

Seller name(s)
Nadia Mahfoud

Date
06/11/2026

Property address
1/9 Monteith Street, Altona North VIC 3025

Sale method
✔ Auction ☐ Fixed-date sale

Sale date and time
14/11/2026, 10:30 AM

Office
Ray White Ray White Altona

Please return signed by

Before your auction or fixed-date sale, we must ask for your reserve price in writing. Our recommendation is below. Please choose an option in section 3, sign and return by the date above.

1 Our proposed reserve price

$ 680,000

Details

Reasons for this figure

- Comparable sales
- Buyer feedback
- Offers received
- Enquiry levels
- Market conditions
- Other

2 What you need to know

- **One figure only.** A single dollar amount — no range, and no words or symbols such as 'from', 'over', 'starting at' or '+'.
- **Respond in writing and sign.** Accept our figure, confirm your own, or ask us for another recommendation.
- **Advertising is updated.** Within one day of receiving your signed reserve, we must amend or remove any online price below it. No price below your reserve can be quoted after that.
- **Your reserve is published.** It goes on the property price statement and must be advertised for the full 7 days before the sale. If it isn't, the sale can't go ahead.
- **Changing your reserve? Talk to us first.** A new figure must also be published for the full 7 days, which may move the sale date.

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3 Your response — select one

☑ **A** I/we **accept** the proposed reserve price of $

☐ **B** I/we **reject** it and confirm our own reserve price of $

In words

☐ **C** I/we **reject** it and ask for another proposed reserve price in writing.

4 Seller signatures

I/we confirm the option selected above and, for A or B, authorise Ray White to publish that reserve price as the law requires. All sellers must sign; companies and attorneys, state your capacity.

Full name	Capacity (if any)	Signature	Date
Nadia Mahfoud		Nadia	6/11/26

5 Agent

Agent or representative name
Tony Anile

Licence or registration no.

Signature

Date

Office use only

Request given (date, method)		Signed response received (date, time)	
Online advertising amended		Reserve added to PPS	
Reserve advertised from		Checked by (name, date)	

Prepared for s47AG of the *Estate Agents Act 1980* (Vic), inserted by the *Consumer Legislation Amendment Act 2026*. Applies to auctions and fixed-date sales of residential property held on or after 16 October 2026. General information only, not legal advice.