

Agent Details

Agent: WHITEFOX Real Estate Pty Ltd

ACN: 614 253 913

Address: 317A Montague Street, Albert Park VIC 3206

Address: 1/428cb Toorak Road, Toorak, VIC, 3142 Ph: 03 9068 4850

Address: Level 1, 36 Carpenter Street, Brighton VIC 3186 Ph: 03 9645 9699

Address: 2/1016 Mornington Flinders Road, Red Hill VIC 3937

Address: 332 Drummond Street, Carlton VIC 3053

Attention: Michael Fava

Phone: 03 9645 9699

Mobile: 0419 167 934

Email: michael@whitefoxrealestate.com.au

Vendor Details

Vendor: Joshua David Ferguson

ACN:

Address: 8 Ravensthorpe Crescent, Narre Warren Victoria 3805

Attention:

Phone:

Mobile: 0408 235 436

Email: joshua@astoriabrighton.com.au

Property Details

Property: 209/253 Bridge Road, Richmond Victoria 3121

Chattels included: TBA

Chattels excluded: TBA

Sale Terms

Exclusive authority period: 90 days after the date of this authority

Continuing authority period: 30 days after the end of the Exclusive Authority Period

The Property is being sold: ☒ with vacant possession OR ☒ subject to any tenancyand 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: \$450,000 payable in 30, 45 days

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: \$440,000 and \$450,000

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: XXXXXXXXX OR a range between: \$380,000 and \$418,000

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

An amount equal to 2.40% (including GST) of the Sale Price.

Example

If sold at price of: \$450,000 GST N/A

Dollar amount of estimated commission: \$10,800

Including GST of \$981.82

Marketing and Other Expenses

Advertising: \$5,825.00

Other: \$0.00

Total: \$5,825.00

Marketing and Other expenses are payable on: Through Campaign Agent

MAF J

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

Dated: Fri 22 May 2026

Signature of Agent:

MF

22/05/2026

Michael Fava

Signature of Vendor(s):

Joshua Ferguson

22/05/2026

Joshua David Ferguson

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
WHITEFOX Real Estate Pty Ltd - ACN 614 253 913 - Level 1, 428C Toorak Road, Toorak VIC 3142	Entity within WHITEFOX
WHITEFOX Northside Pty Ltd - ACN 676 352 63 - 332 Drummond Street, Carlton VIC 2053	Entity within WHITEFOX
WHITEFOX Essendon Pty Ltd - ACN 689 458 884 – Suite 1, 50 Fletcher Street, Essendon VIC 3040	Entity within WHITEFOX
WHITEFOX Stonnington Pty Ltd - ACN 687 969 919 - Level 1, 428C Toorak Road, Toorak VIC 3142	Entity within WHITEFOX
WHITEFOX Port Phillip Pty Ltd - ACN 687 969 866 – 317A Montague Street, Albert Park VIC 3206	Entity within WHITEFOX
WHITEFOX Bayside Pty Ltd – ACN 687 969 802 – Level 1, 36 Carpenter Street, Brighton VIC 3186	Entity within WHITEFOX
WHITEFOX Peninsula Pty Ltd - ACN 687 969 768 – 2, 1016 Mornington-Flinders Road, Red Hill VIC 3937	Entity within WHITEFOX
WHITEFOX Subiaco Pty Ltd - ACN 672 118 222 – 6, 94 Rokeby Road, Subiaco WA 6008	Entity within WHITEFOX
WHITEFOX Applecross Pty Ltd – ACN 684 872 544 – 36B Ardross Street, Applecross WA 6153	Entity within WHITEFOX
WHITEFOX Adelaide Pty Ltd – ACN 676 124 922 – 183 King William Road, Hyde park, SA 5061	Entity within WHITEFOX
WHITEFOX Brisbane Pty Ltd – ACN 677 800 832 – 1 James Street, Fortitude Valley QLD 4006	Entity within WHITEFOX
WHITEFOX Gold Coast Pty Ltd - ACN 679 915 514 – 1823 The Oxley, SHOP 5b, 2217 Gold Coast Highway, Mermaid Beach QLD 4218	Entity within WHITEFOX
WHITEFOX Advisory Pty Ltd – ACN 695 549 538 – 16-17 Beaty Avenue, Armadale VIC 3143	Entity within WHITEFOX
WHITEFOX Manly Pty Ltd - ACN 690 117 410 - 46 East Esplanade, Manly NSW 2095	Entity within WHITEFOX
WHITEFOX Paddington Pty Ltd - ACN 695 110 153 – 16 William Street, Paddington NSW 2021	Entity within WHITEFOX
WHITEFOX Projects Adelaide Pty Ltd – ACN 696 326 627 - 183 King William Road, Hyde park, SA 5061	Entity within WHITEFOX

Signature of Agent:

MF

22/05/2026

Michael Fava

Signature of Vendor(s):

Joshua Ferguson

22/05/2026

Joshua David Ferguson

TERMS AND CONDITIONS

TERM 1. AUTHORITY PERIOD

- 1.1 This Authority commences on the Authority Commencement Date.
- 1.2 This Authority ends on the earlier of:
- (a) the end of the Continuing Authority Period; and
 - (b) the date being after the end of the Exclusive Authority Period that the Vendor gives WHITEFOX written notice that the Authority is terminated.
- 1.3 If this Authority does not state when the exclusive authority period is to end, the exclusive authority period ends:
- (a) in the case of a sale by auction, 30 days after the date of the auction;
 - (b) in any other case, 60 days after the date this Authority is signed by The Vendor or on the Vendor's behalf.
- 1.4 Subject to clause 1.2, WHITEFOX has:
- (a) exclusive authority during the Exclusive Authority Period; and
 - (b) non-exclusive authority during the Continuing Authority Period, to act for the Vendor in the Sale of the Property
- 1.5 The Vendor must not, during the Exclusive Authority Period, engage or procure any third party to perform any Services.

TERM 2. AUTHORISATIONS

- 2.1 The Vendor authorises WHITEFOX:
- (a) act for the Vendor in the Sale of the Property;
 - (b) to do all things reasonable and necessary with respect to the Property in performance of the Services;
 - (c) conduct an auction of the Property (where applicable);
 - (d) each of:
 - (i) negotiate;
 - (ii) instruct a legal practitioner or conveyancer to prepare;
 - (iii) with the Vendor's written consent, sign;
 - (iv) with the Vendor's written consent, amend; and
 - (v) exchange,
 - a:
 - (i) Sale of Land Act Section 32 statement; and/or
 - (ii) Sale Contract; and/or on terms as instructed by the Vendor;
 - (e) receive:
 - (i) the Deposit;
 - (ii) the Sale Price;
 - (iii) any Cooling-Off Notice with respect to the Property;
 - (iv) any notice about a loan sought by a Purchaser; and
 - (v) notice about:
 - a. a pest inspection report; and/or
 - b. a building condition report; and
 - (f) to make public the Sale Price and other details of, the Property without disclosing the name of the Vendor in the interest of maintaining an informed property market.
- 2.2 The authorisations in clause 2.1 are:
- (a) irrevocable; and
 - (b) continue in effect, during the Authority Period.
- 2.3 The authorisations in clauses 2.1(e) and 2.1(f) are:

(a) irrevocable; and

(b) continue in effect after the end of the Authority Period.

TERM 3. VENDOR ACKNOWLEDGEMENTS

3.1 By signing this Authority, the Vendor acknowledges, warrants and agrees that:

(a) at or before signing this Authority, the Vendor:

(i) has read and understood all the terms and conditions of this Authority including all schedules, appendices and attachments;

(ii) was informed that:

a. commission and expenses are negotiable;

b. the Vendor must pay Marketing Expenses incurred during the Authority Period whether or not the Property is Sold;

c. the Vendor must pay Commission in accordance with clause 4.1 if the Property is Sold;

d. dummy bidding is illegal; and

e. it is illegal for an auctioneer to accept bids or offers after the Property has been knocked down to the successful bidder; and

(iii) received of a copy of this Authority at the time of signing this Authority;

(iv) was informed by the Agent as to the procedures for resolving complaints and disputes; and

(v) received of a copy of this Authority; and

(b) at the date of this Authority, no other agent holds an exclusive authority for the sale of the Property.

TERM 4. COMMISSION PAYMENT

4.1 The Vendor must pay the Commission to WHITEFOX if the Property is:

(a) Sold:

(i) during the Exclusive Authority Period;

(ii) by WHITEFOX during the Continuing Authority Period; or

(iii) by WHITEFOX to a person Introduced before the Commencement Date; or

(iv) within 120 days after the expiration of the Exclusive Authority Period to a person Introduced by WHITEFOX within the Exclusive Authority Period and to whom the Property is sold, as a result of the introduction; or

(b) not Sold because the Vendor:

(i) agreed to end; or

(ii) engaged in conduct entitling the Purchaser to end, an Enforceable Sale Contract.

4.2 Clauses 4.1(a)(ii), 4.1(a)(iii) and 4.1(a)(iv) do not apply if the Vendor is obliged to pay a commission to a third party under an exclusive agency agreement signed by the Vendor with respect to the Sale by such agent of the Property after the expiration of the Exclusive Authority Period.

TERM 5. MARKETING EXPENSES

5.1 The Vendor must procure the payment of the Marketing Expenses to WHITEFOX:

(a) whether or not the Property is Sold; and

(b) on or before the Marketing Expenses Payment Date.

5.2 WHITEFOX must promptly upon receipt of a request notice from the Vendor provide to the Vendor an itemised list of the Marketing Expenses.

5.3 Notwithstanding anything stated in this agreement, Marketing Expenses includes the cost incurred by WHITEFOX of Marketing Services.

TERM 6. DEPOSIT

6.1 WHITEFOX may deduct and retain from any Deposit:

(a) all amounts including Commission, Marketing Expenses that WHITEFOX:

(i) is then; or

(ii) will become

entitled to:

(iii) under this Authority; or

(iv) by law in relation to the Sale of the Property; and

(b) any Taxes required to be deducted from such amounts by Law, before transferring any Deposit amount to any person including the Vendor.

- 6.2 The Vendor irrevocably authorises WHITEFOX to exercise WHITEFOX's rights under clause 6.1.
- 6.3 The Vendor must use best endeavours to recover any amount payable under the Sale Contract including the Deposit from:
- (a) the Purchaser; and/or
 - (b) any other person obliged to pay such amount.

6.4 If:

- (a) the Property is Sold; and
- (b) the aggregate of the unpaid:
 - (i) Marketing Expenses; and
 - (ii) Commission;is greater than the Deposit held by WHITEFOX, the Vendor must pay:
 - (a) all unpaid amounts including Commission and Marketing Expenses that WHITEFOX
 - (i) is then; or
 - (ii) will become,entitled to:
 - (iii) under this Authority; or
 - (iv) by law in relation to the Sale of the Property; and
 - (b) any Taxes required to be deducted from such amounts by Law, no later than the date the Property is Sold.

TERM 7. COMMISSION SHARING

- 7.1 WHITEFOX may enter into any arrangement in WHITEFOX's discretion to share Commissions with a third party.
- 7.2 The Vendor must promptly upon request sign any Notice of Commission Sharing and any other documents in furtherance of clause 7.1

TERM 8. REBATES

- 8.1 The agent will not be, or is not likely to be, entitled to any rebates.
- 8.2 A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits.
- 8.3 WHITEFOX must pay to the Vendor any rebate WHITEFOX receives in relation to the Sale of the Property.

TERM 9. PENALTY INTEREST

- 9.1 If the Vendor fails to pay any amount to WHITEFOX within the time required under this Authority:
- (a) the Vendor must pay liquidated damages to WHITEFOX at a rate equal to the rate of interest for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983 (Vic) compounding daily on the overdue amount until it is paid in full; and
 - (b) WHITEFOX may suspend performance of any Services for the Vendor until the Vendor has paid the relevant amount to WHITEFOX.

TERM 10. PRIVACY

- 10.1 WHITEFOX must comply with the Privacy Policy.

TERM 11. GUARANTEE

- 11.1 If a person ("Guarantor") signs this Authority on behalf of a Vendor the Guarantor:
- (a) is personally liable to perform all of the Vendor's obligation under this Authority including payment of:
 - (i) Commission; and
 - (ii) Marketing Expenses; and
 - (b) if the Vendor is a body corporate, must, promptly upon request by WHITEFOX, procure execution by such directors or committee members as directed by WHITEFOX of an enforceable guarantee and indemnity in favour of WHITEFOX in a form acceptable to WHITEFOX's legal practitioner's acting reasonably with respect to the Vendor's obligations under this Authority.

TERM 12. GST

- 12.1 For the purpose of this clause;
- (a) GST means GST within the meaning of the GST Act;
 - (b) GST Act means A New Tax System (Goods and Services Tax) Act 1999 (as amended); and
 - (c) expressions set out in this clause bear the same meaning as those expressions in the GST Act.
- 12.2 To the extent that a party makes a taxable supply in connection with this Authority, except where express provision is made to the contrary, and subject to this clause, the consideration payable by a party under this Authority represents the value of the taxable supply for which payment is to be made.

12.3 If a party makes a taxable supply in connection with this Authority for a consideration which, under clause 12.2, represents its value, then the party liable to pay for the taxable supply must also pay, at the same time and in the same manner as the value is otherwise payable, the amount of any GST payable in respect of the taxable supply.

12.4 A party's right to payment under clause 12.3 is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.

TERM 13. NOTICES

13.1 To be valid and effective as a notice for the purposes of this Authority, any notice given by one party to another party:

(a) must be in written English;

(b) served:

(i) personally; or

(ii) by email,

to the other party's usual address as specified in Schedule 1 or as later notified from time to time;

(c) if served personally, is deemed to be served on the date it is received by the other party; and

(d) if served by email, is deemed to be served at the time of receipt as calculated in accordance with section 14 of the Electronic Transactions Act 1999 (Cth).

TERM 14. COMPLAINTS

14.1 Any complaint relating to commission or outgoings can be made to the Director, Consumer Affairs Victoria, GPO Box 4567, Melbourne VIC 3001 or by telephoning 1300 73 70 30.

14.2 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 later.

TERM 15. MISCELLANEOUS

TIME IS OF THE ESSENCE

15.1 Time is of the essence for the performance of a party's obligations under this Authority.

TRUSTEES

15.2 If a party is a trustee ("Trustee") of a trust ("Trust"), the Trustee:

(a) is bound by this Authority:

(i) personally; and

(ii) in such party's capacity as trustee of the Trust; and

(b) warrants that:

(i) the Trust is validly constituted and subsisting;

(ii) enters into this Authority in its own capacity and for and on behalf of and with the power and authority of each trust of which the Trustee is trustee;

(iii) the terms of the relevant Trust do not restrict a party's rights under this Authority including to recourse to the assets of the Trust to satisfy any amount that may become owing under this Authority; and

(iv) there is no conflict of interest and duty of such Trustee or its directors, which would preclude the Trustee from entering into this Authority.

PAYMENTS

15.3 Unless otherwise stated in this Authority, if a provision of this Authority obliges a party to pay an amount to any person ("Payee"), such provision is deemed to mean that such amount is payable:

(a) to or at such Payee's direction; and

(b) in such manner as reasonably directed by the Payee from time to time.

NO SET-OFF OR COUNTERCLAIM

15.4 Notwithstanding any term, whether express or implied, in this Authority or any rule of Law or course of conduct to the contrary, payments under this Authority must be made by a party:

(a) without:

(i) set-off; or

(ii) counterclaim; and

(b) without any deductions whatsoever.

FURTHER ACTS

15.5 Each party must:

(a) at its own expense promptly execute all documents and do or use reasonable endeavours to cause a third party to do all things that another party from time to time may reasonably request in order to give effect to, perfect or complete this document and all transactions incidental to it; and

(b) refrain from doing anything that might hinder performance of this Authority.

15.6 The Vendor hereby irrevocably:

(a) appoints WHITEFOX as its attorney; and

(b) authorises WHITEFOX to do all things necessary, including executing documents on behalf of the Vendor,
to give effect to clause 15.5.

15.7 WHITEFOX is not liable for the consequences of any incorrect information provided by the Vendor to WHITEFOX.

EXECUTION

15.8 This Authority may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument.

15.9 This Authority is binding on the parties on the exchange of counterparts.

15.10 A copy of this Authority transmitted electronically in any file format including Portable Document Format ("PDF") that bears the signature of a party or parties constitutes and is deemed to be an original, duly-authorised, irrevocable, actual, current delivery of this Authority (or any amendment thereto) signed by such party or parties.

15.11 Execution of this Authority by means of a digital and/or electronic signature is deemed, for all purposes, to have the same legal effect as execution of a physical copy.

ENTIRE AGREEMENT

15.12 This document:

(a) constitutes the entire agreement between the parties in relation to the subject matter it deals with; and

(b) supersedes and excludes all prior representations, discussions, communications, understandings and agreements in any form (if any) between the parties.

VARIATION

15.13 Subject to the terms of this Authority, this Authority must not be changed or modified in any way subsequent to its execution except in writing signed or initialled by both parties.

15.14 Any variation made under clause 15.13 replaces any provision of this Authority to the extent that that provision is inconsistent with a provision of the variation.

UNLAWFULNESS

15.15 This Authority must be interpreted so that it complies with the Law.

15.16 If any provision of this Authority is invalid, void, unenforceable or non-compliant with the Law, such provision will be taken to have been severed without affecting any other of the provisions of this Authority.

15.17 If any provision does not comply with the Law then it must be read down so as to give it as much effect as possible.

15.18 The Vendor agree to help facilitate WHITEFOX complying with the law in so far as it relates to the terms of this Authority.

15.19 The parties agree to do all things necessary to rectify any part of this Authority that does not comply with the Law insofar as it is necessary to give effect to the terms of this Authority including:

(a) amending any provision of this Authority that is not compliant with the Law

(b) executing a new Authority.

DURATION OF PROVISIONS

15.20 The Surviving Clauses (if any), terms, conditions, covenants, rights, entitlements, duties, warranties, provisions, undertakings, and obligations contained in this Authority do not merge upon the end of this Authority but to the extent that they:

(a) have not been fulfilled and satisfied before;

(b) are capable of having effect after; or

(c) have accrued before (including the right to sue for damages or specific performance),

(d) the end of this Authority, remain in full force and effect notwithstanding the end of this Authority for any reason.

GOVERNING LAW

15.21 This Authority is governed by the laws of Victoria, Australia.

TERM 16. DEFINED TERMS AND INTERPRETATION

16.1 In this document including the background, execution pages, any appendices and/or schedules, except where the context otherwise requires:

- (a) "this Authority":
 - (i) includes any schedules, annexures, appendices and attachments to this document; and
 - (ii) means this document as varied from time to time in accordance with this Authority;
- (b) a reference to a clause, paragraph, schedule or annexure is to a clause or paragraph of, or schedule or annexure to, this document;
- (c) the terms listed in the first column in Schedule 1 have the meaning set out in their respective adjacent cells in the third column in Schedule 1;
- (d) another grammatical form of a defined word or expression has a corresponding meaning;
- (e) the meaning of general words is not limited by specific examples introduced by "including", "for example" or similar expressions;
- (f) the singular includes the plural and vice versa, and a gender includes other genders;
- (g) a reference to a party is to a party to this document, and a reference to a party to a document includes the party's executors, administrators, successors and permitted assigns and substitutes;
- (h) a reference to anything includes any part of that thing and a reference to a group of things or persons includes each thing or person in that group;
- (i) a reference to an agreement includes any legally enforceable arrangement, understanding, undertaking or representation whether or not in writing;
- (j) headings are for ease of reference only and do not affect interpretation;
- (k) a rule of construction does not apply to the disadvantage of a party because the party was responsible for the preparation of this document or any part of it;
- (l) a reference to writing includes all modes of representing or reproducing words in a legible, permanent and visible form;
- (m) any discretion (including where a party "may" do anything) is sole, unfettered and absolute unless otherwise stated;
- (n) a reference to a person includes a natural person, partnership, body corporate, association, governmental or local authority or agency or other entity;
- (o) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (p) a reference to \$ or dollar is a reference to Australian dollar unless otherwise indicated;

16.2 In this Authority the following terms have the following meanings:

- (a) "Act" means the Estate Agents Act 1980;
- (b) "Authorisations" means authorisations; statutory licences; permits; consents; and judgments, orders or decrees of any governmental agency or judicial or quasi-judicial body;
- (c) "Authority Period" means the period between the Commencement Date and the date the ends of the Authority under clause 1.2;
- (d) "Commission" means the commission specified or calculated at the rate of the Commission Percentage on the Sale Price;
- (e) "Cooling-Off Notice" means a notice given under Section 31 of the Sale of Land Act 1962;
- (f) "Deposit" has the same meaning as "deposit moneys" has the same meaning as defined in the Sale of Land Act 1962 with respect to the Sale Contract;
- (g) "Enforceable" means:
 - (i) may be enforced by an order for specific performance; or
 - (ii) the breach of which would entitle a party to an award of damages;
- (h) "Introduced" means, in relation to a Property, that the Purchaser was made aware that the Property was available to purchase no matter what the source including if the Purchaser became aware the Property was available for purchase as a result of viewing, hearing, or reading an advertisement of any nature published via any digital or physical medium connected to WHITEFOX in any way;
- (i) "Law" means any and all:
 - (i) applicable laws from time to time including common law, legislation and subordinate legislation and ordinances, codes, regulations and by-laws of relevant government, semi-government or local authorities and other instruments under any of them; and

(ii) Authorisations;

(j) "Marketing Services" means the usual profession services performed in the marketing of properties for sale including ,with respect to the Property:

(i) administration of the Property file;

(ii) editorial request;

(iii) consultancy;

(iv) advertisement placement;

(v) proofing;

(vi) internet response;

(vii) staging a property; and

(viii) funding of media campaign.

(k) "Privacy Policy" means the privacy policy specified in APPENDIX 1;

(l) "Purchaser" means any person that enters into a Sale Contract to purchase the Property;

(m) "Sale Contract" means a contract of sale of land pertaining to the Property;

(n) "Sale Price" means the price of the Property as specified in a Sale Contract;

(o) "Services" the services of a professional property selling agent with respect to the Property including advertising, marketing and endeavouring to sells;

(p) "Sold" means completion of the sale of the Property to the Purchaser pursuant to a Sale Contract; and

(q) "Tax" means all forms of taxes, duties imposts, charges, withholdings, rates, levies or other governmental impositions of whatever nature whenever and by whatever authority imposed, assessed or charged.

APPENDIX 1. PRIVACY POLICY

This Privacy Policy summarises how WHITEFOX handles personal information provided by a Vendor to WHITEFOX.

WHITEFOX will respect and keep secure all personal information provided by Vendors to WHITEFOX in accordance with applicable privacy laws and this Privacy Policy.

WHITEFOX has established appropriate physical, electronic and managerial procedures to safeguard any information WHITEFOX collects. This helps prevent unauthorised access, maintains data accuracy and ensures that the information is used correctly.

By continuing to engage WHITEFOX services, a Vendor acknowledges and agrees to this Privacy Policy.

Personal Information

From time to time, WHITEFOX may collect certain of a Vendor's personal information including:

- personal name
- age
- gender
- residential/work address
- email addresses
- telephone number
- bank account details
- Property-related documents including Sale Contract details and this Authority (collectively "personal information")

Generally, the only personal information WHITEFOX collects about a Vendor is that information which a Vendor choose to disclose to WHITEFOX or which a Vendor authorises WHITEFOX to obtain.

The purposes for which WHITEFOX collects, holds, uses and discloses personal information.

WHITEFOX only collects that personal information that is reasonably necessary for or related to WHITEFOX's business or to facilitate the provision of services to Vendors by WHITEFOX.

WHITEFOX may use and the Vendor consents to WHITEFOX using a Vendor's personal information including to:

- communicate with a Vendor and others as part of WHITEFOX's business
- enable WHITEFOX to provide services to the Vendor
- attempt to introduce a purchaser of the Vendor's Property
- personalise a Vendor's WHITEFOX Vendor experience
- send a Vendor information regarding changes to WHITEFOX's policies, other terms and conditions, on-line services and other administrative issues
- manage accounts and perform other administrative and operational tasks (including risk management, systems development and testing, credit scoring and staff training, collecting debts and market or client satisfaction research)
- prevent, detect and investigate crime, including fraud and money laundering, and analyse and manage other commercial risks
- verify information given to WHITEFOX
- carry out market research and analysis, including satisfaction surveys
- provide marketing information to a Vendor (including information about other products and services offered by selected third party partners) in preferences a Vendor have expressed
- manage WHITEFOX's infrastructure and business operations and comply with internal policies and procedures, including those relating to auditing accounting billing and collections IT systems data and website hosting business continuity and records, document and print management
- process refunds, replacements and repairs
- resolve complaints and handle requests for data access or correction
- comply with applicable laws and regulatory obligations (including laws outside a Vendor's country of residence), such as those relating to anti-money laundering, sanctions and anti-terrorism
- comply with legal process and respond to requests from public and governmental authorities
- enforce and defend WHITEFOX's legal rights and protect WHITEFOX's operations.
- report the availability or sale of the Property

WHITEFOX will not use or disclose personal information collected about an individual for the purposes of direct marketing unless the individual has given WHITEFOX consent to do so. To whom does WHITEFOX disclose a Vendor's personal information?

WHITEFOX may disclose and the Vendor consents to WHITEFOX disclosing a Vendor's personal information to:

- third parties that provide support services to WHITEFOX assist WHITEFOX to provide services to the Vendor in respect of the Property including marketing services (including WHITEFOX MARKETING, CampaignAgent), support services and merchant services
- professional advisers

- potential business partners or purchasers
- Real estate peak bodies and real estate websites (only to report the availability or sale of the Property)
- government authorities (where required by law including workers compensation laws)
- third parties involved in court action (where required by law)

Revisions - 209/253 Bridge Road, Richmond Victoria 3121

Revised: 19 Aug 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 \$440,000 and \$450,000

The revised Estimate of Selling Price is: Range between \$380,000 and \$418,000

Revised: 19 Aug 26

Agent's Commission:

An amount equal to 2.40% (including GST) of the Sale Price.

Example

If sold at price of: \$450,000 GST N/A

Dollar amount of estimated commission: \$10,800

Including GST of \$981.82

Revised: 19 Aug 26

Exclusive authority period until: 90

Continuing authority period: 30

