



Ballarat | Maryborough | Ararat | Bendigo | Bacchus Marsh

Date: 2-3-26.

Dear PETER OBYRNE & JENNIFER O'BYRNE.

Re: Sale of 1282 DUNOLLY-TIMOR RD, TIMOR, VIC, 3465.

Notification to Vendor of Agent's estimate of the selling price no longer being reasonable

In accordance with our obligations under the Estate Agent's Act 1980, we hereby notify you that in our view, **the estimated selling price in our authority/engagement is no longer reasonable** for the following reason/s:

- Recent sales of comparable properties;
- Changes to the market conditions;
- Changes to planning scheme or overlays;
- Proposed development close by being approved;
- Change in school zoning which impacts on this property;
- Change in laws specified below: (i.e. changes to stamp duty exemptions or concessions, foreign residential taxes or levies) (include details of law change below);
- Other reason as specified below (include reasons);

Details supporting the reason/s above, if any, are:

We propose to revise the estimate contained in your authority or engagement with us and we confirm our new estimate of selling price is as follows:

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:

\$ 129,000

Or between

\$ _____ and \$ _____.