

Expressions of Interest Submission Form

725 Glenelg Hwy, Smythes Creek 3351

Closing Date: Friday 01st September 2026 at 5PM unless SOLD Prior



Parties interested in the purchase of the above property are invited to complete this form and return it to Goldfish Real Estate.

This can be posted or hand delivered to:

Subhash Godara

GOLDFISH REAL ESTATE

Postal Address, **Goldfish Real Estate**, 601 Sturt Street, Ballarat Central VIC 3350 or

subhash@goldfishre.com.au

Additional Information, which supports or clarifies an Expression of Interest submission, may be annexed to this form.

1. Registrant Details

a. Name of Individual:

.....

b. Name of Company:

.....

c. Address:

.....

.....

d. ABN

.....

e. Telephone

.....

f. Email

.....

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2. Registrant's Solicitor

a. Company Name:

.....

b. Attention to :

.....

c. Address:

.....

.....

d. Email

.....

e. Telephone

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3. Purchase Price & Terms:

- a. Purchase Price: \$ _____
- b. Deposit (initial- on EOI): _____
- c. Deposit (% or \$) _____
- d. Balance \$ _____
- e. Settlement on _____
On or before _____
- f. Subject to Finance: _____
- g. Subject to: _____
☐ Building & Pest Inspection

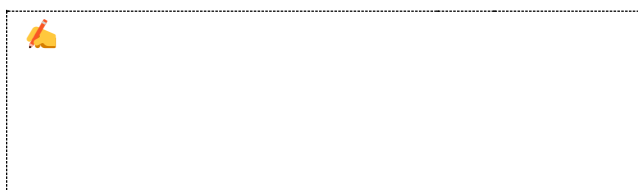
4. Financial Declaration :

Funding Source: _____

5. Any Special Conditions

This submission of an expression of interest in the property is made on the following basis:

- It is confidential and will only be made available to and discussed with the owner;
- It is not an offer and does not create legal rights or obligations;
- The owner/vendor can choose whether or not to consider it;
- The owner/Agent does not have to tell me/us, before negotiating with others;
- The owner/Agent does not have to give me/us the chance to revise my/our expression of interest, before selling the Property; and,
- I/we understand others may also submit expressions of interest.



Signed for and on behalf of the Registrant

Date

Name and Title of Signatory (Print with CAPITAL LETTERS) : _____

Guidelines for Expressions of Interest

What is an expression of interest (EOI) sale campaign?

An Expression of Interest (EOI) campaign is a structured private sale method where interested buyers are invited to formally register their interest in a property, typically by a specified closing date (unless sold prior). Unlike an auction, there is no public bidding process. Submissions are confidential and the vendor reviews all interest before deciding how to proceed.

What is an EOI Registration form?

An EOI Registration Form allows a prospective purchaser to formally notify the agent of their interest in the property.

Important:

- It is **not a contract**.
- It is **not a legally binding offer**, unless expressly stated.
- It is used as a reference point for possible negotiations.
- It is submitted on a **no-obligation basis**.

Key Things to Know

1. Negotiation Framework Only

An EOI campaign is a negotiation process that may lead to a sale. Submitting an EOI does not create a binding agreement.

2. Vendor Discretion

The vendor:

- Is not obliged to accept any EOI.
- May negotiate with one, multiple, or no parties.
- May accept an offer prior to the closing date.
- Has the final decision on whether and to whom the property is sold.

The highest submission is not automatically accepted.

3. Purchaser Flexibility

A person submitting an EOI may:

- Withdraw prior to signing a Contract of Sale.
- Choose not to proceed without penalty (unless otherwise agreed in writing).

4. When is the Property Sold?

A property is only legally sold when:

- A formal Contract of Sale is signed by both parties;
- A compliant Section 32 Vendor Statement (under the Sale of Land Act 1962 (Vic)) has been provided; and
- Contracts have been exchanged.

Until then, no legally binding sale exists.

5. Fair Trading & Compliance

Goldfish Real Estate conducts EOI campaigns in accordance with:

- Victorian consumer protection laws,
- Australian Consumer Law (misleading or deceptive conduct provisions),
- Professional conduct obligations under the Estate Agents Act 1980 (Vic).

We are committed to transparency, accurate representation, and ethical negotiation practices.

6. Privacy & Information Handling

Personal information collected during an EOI campaign is managed in accordance with the Privacy Act 1988 (Cth) and Australian Privacy Principles.

Information is used solely for purposes directly related to the sale process and regulatory compliance.

Our Commitment

At Goldfish Real Estate, our EOI campaigns are designed to provide a structured, fair and respectful process for both vendors and purchasers.

We encourage all interested parties to undertake independent due diligence and obtain legal advice prior to entering into a Contract of Sale.

For further clarification, please contact our office directly.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	LOT 2, GLENELG HIGHWAY, SMYTHES CREEK, VIC 3351
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	Expressions of Interest
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Median sale price

Median price	\$236,250	Property type	Vacant Land	Suburb	SMYTHES CREEK
Period	01 April 2025 to 31 March 2026		Source		

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20/07/2026