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 Estate Agents
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Date 07.06.2016

Dear Heled

RE: YOUR OFFER

PPTY: 43A Pine Road Mooroolbark

We confirm our verbal advice that you are not the only Purchasers who have, or will be, submitting an offer to purchase the above property.

We confirm the Vendors asking price is \$ 690,000 plus. In order that there is no confusion, we advise the following:

1. You should make your offer the **highest** amount you are prepared to pay for the property. Once all offers are submitted to the Owners and they decide to accept one of the offers, you will **not have another opportunity** to increase your offer.

Don't be limited by the asking price. If you feel the property is worth more to you than the price asked, then you should sign the Contract at the **highest price** you are prepared to pay.

2. Your offer should be as simple and as strong as possible. If you require finance, you may wish to obtain approval from the lender prior to submitting your offer, thereby making it an **unconditional cash offer**.

To make your offer even **stronger**, you may wish to seek your Solicitor's advice prior to signing the Contract Note. This would allow you to **waive** your 'cooling off' rights as provided for under the Sale of Land Act.

3. We appreciate that this is a very tense and stressful time, however, we want you to have every opportunity to put in your **best offer**.

We assure you that should you decide to submit a **written offer**, it will be submitted to the Owners and the price and terms of your offer will be **fully explained** to them.

We confirm that we will treat your offer confidentially and agree not to disclose your offer to any other person than the Owner.



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Until the Owners have signed the Contract Note the property is not yours. Verbal offers from yourselves or acceptance by the Owner are not binding on either party. A Contract signed by both the Purchasers and Owners is the only legally binding Contract.

Ultimately, the Owners will make the final decision and we will be following their instructions absolutely.

Best of luck!

Yours faithfully
BELL REAL ESTATE

per:

I/We hereby acknowledge receipt of the original of this letter:

K.D. Beckwith trading as Bell Montrose
Montrose
 Lilydale
 Croydon
Display Centre
Other offices at

Licensed Estate Agents ABN 69 950 633 458
 Shop 6/926 Mt Dandenong Tourist Rd, Montrose, Vic. 3765 t 03 9728 1111 f 03 9728 6462 e montrose@bellrealestate.com.au
 227 Main St, Lilydale, Vic. 3140 t 03 9735 2055 f 03 9739 5933 e lilydale@bellrealestate.com.au
 55 Main St, Croydon, Vic. 3136 t 03 9725 1444 f 9725 6273 e croydon@bellrealestate.com.au
 Cnr Victoria Rd & The Gateway, Lilydale, Vic. 3140 (Melway Ref 38 D1) t 03 9739 6455 f 03 9739 4691
 Belgrave, Olinda, Emerald, Woori Yallock, Yarra Junction

www.bellrealestate.com.au