



# Professionals

tripodi & associates



8352 3444

152 marion rd, richmond

rla 185154

[www.richmondprofessionals.com.au](http://www.richmondprofessionals.com.au)



tripodi & associates  
richmond

## professionals tripodi & associates

Professionals Tripodi and Associates is a progressive privately owned real estate agency. Based in Richmond South Australia, we utilize the extensive national and international resources of the Professionals Real Estate Group.

We are fortunate to have assembled an outstanding team of associates and experienced staff that combine together to offer outstanding service as recognized by our 6 star rating in property management services. We have a longstanding reputation of integrity built over the past thirty five years, with experience in residential and commercial sales, leasing and property management.

Professionals Tripodi and Associates are proud members of the Real Estate Institute of South Australia

### NBCF Diamond Partner



The National Breast Cancer Foundation strives to fund the latest research into developing a cure for breast cancer. Professionals and the NBCF have formed a Diamond Partnership, with a financial fundraising commitment being pledged annually.



[www.richmondprofessionals.com.au](http://www.richmondprofessionals.com.au)

# Dean Tripodi

## Principal

0418 821 292

[deantripodi@saprofessionals.com.au](mailto:deantripodi@saprofessionals.com.au)

### Professional Achievements

Professionals Prestige Club  
Recognising high sales performance  
2004 – 2012 & 2014

39 Real Estate Marketing Awards

6 Star Professionals Rating for  
Property Management Services



Dean is an award winning salesperson and a highly respected identity whose commitment to his clients has made him a trusted advisor with the sale of their property. Dean is the second generation of a family who have always been connected to the real estate profession. Combine this real estate heritage with Dean's extensive marketing background and you have a person that loves real estate with a passion, and has the marketing prowess to sell property very successfully.



## methods of sale

There are a variety of ways to sell your property. While the majority of property sales are private treaty, it is often advantageous to consider other sales methods such as auction or sale with an offer close date.

### **Auction**

Auctions can attract highly motivated and competitive buyers and provide an opportunity to receive a maximum sale price for your property. Professionals Tripodi & Associates use only the best auctioneers to sell your property should you choose this method.

### **Private Treaty**

Private treaty sales are designed for all buyers, both conditional and unconditional. This method attracts a wide range of buyers in your property's price range. Professionals Tripodi & Associates employ highly skilled sales people to negotiate with each purchaser to achieve the best price and conditions for the seller.

### **Tender/ Offer Close**

Tender/ offer close is a private treaty sale with a date by which offers close. This method attracts all buyers, with the added urgency of a closing date for offers. This method supported by skilful negotiation achieves the best price from potential buyers. This is an area that Professionals Tripodi & Associates sales people are highly experienced in.



# sales campaign marketing facts

## Multi Faceted Marketing Campaign

Research by leading real estate institutes have shown that a property that has a marketing campaign that incorporates a multi faceted approach is more likely to sell at a premium price than online only.

By targeting buyers across all different media types, including print and online, you substantially increase the potential number of buyers for your property.



If you exclude a portion of the market, you may be removing a potential buying group. This can then reduce competition and affect your overall selling time and price. It is also important to understand how different media can influence each other – print is a good example of this.

**68% of readers have acted on something they have seen in their local newspaper property section in the past three months.**

Source: Winters, A, 'Top Dollar', [www.newscompastralia.com/content/top-dollar](http://www.newscompastralia.com/content/top-dollar)

### ADELAIDE



**ON AVERAGE THE INCREASE IN SALE PRICE WHEN USING PRINT + ONLINE MARKETING IS \$56,321 MORE THAN USING ONLINE ONLY.**

Source: Winters, A, 'Top Dollar', [www.newscompastralia.com/content/top-dollar](http://www.newscompastralia.com/content/top-dollar)



Source: \*Know the Locals Property Survey, Feb 2014  
\*Know The Locals Property Survey 2013

# sales campaign marketing facts

## Marketing Investment

Leading Real Estate Institutes around the country suggest that sellers should typically invest 1% of the total property value on a multi faceted marketing campaign.

This magic value has been used to effectively market property for many years and continues to be a proven rule of thumb. In some circumstances, a seller may need to consider investing more than 1% to achieve a premium price.

# 1%

*"Anecdotally, the general rule of thumb on the expected asking price of a property is to allow 1% for your overall marketing budget. This will typically maximise your sale price, reduce potential days on market and provide the greatest probability of a successful sale. When it comes to marketing a lot of sellers think the only place to advertise a property is online. Our statistics show that advertising in both print plus online maximises the number of potential buyers and often helps get the seller the best available price."*

**TIM LAWLESS**

Head of Research  
RP Data

Source: Winters, A, 'Top Dollar', [www.newscorpaustralia.com/content/top-dollar](http://www.newscorpaustralia.com/content/top-dollar)

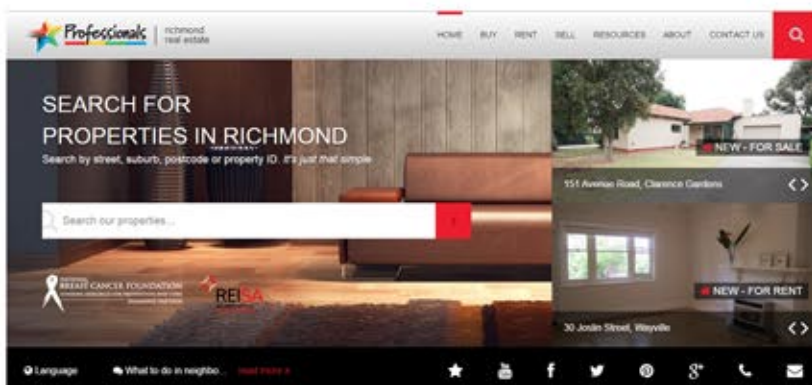




tripodi & associates  
richmond

# sales campaign digital marketing

Professionals Tripodi & Associates understands that a strong online campaign is paramount for the sale of your property. We prominently feature your property on all major digital portals including realestate.com.au, domain.com.au and professionalsrichmond.com.au. We can also create your property's very own website with its own domain name using ihomes.



[richmondprofessionals.com.au](http://richmondprofessionals.com.au)



[realestate.com.au](http://realestate.com.au)



[domain.com.au](http://domain.com.au)



[yourpropertyaddress.com.au](http://yourpropertyaddress.com.au)

[www.richmondprofessionals.com.au](http://www.richmondprofessionals.com.au)

## sales campaign press marketing

Professionals Tripodi & Associates has developed strong relationships with the large publications in South Australia over our 35 years in the industry. Combine this with the buying power of the Professionals Group and you have a powerful print media campaign which includes The Advertiser and Messenger papers at a very affordable price.



10 Samuel Lewis Avenue  
**Underdale**  
Open By Appointment  
**Modern and stylish executive home on 721m<sup>2</sup> – walk to Torrens Linear Park**  
Features 4 Brms, the master with a full size dressing room and walk in robe, 2 bathrooms, home theatre/formal lounge and dining room, huge open plan family meals area, ducted reverse cycle air-conditioning throughout, fully enclosed alfresco entertaining area, plus a second all weather outdoor entertaining area all overlooking the large private yard. RLA183154 \$860,000-\$890,000  
Dean Tripodi 0418 821 292 Richmond 8352 3444



**Oaklands Park**  
1/3 Diagonal Way Open Sat 11.45–12.15pm  
**Attention students & investors**  
This fully furnished townhouse features 2 beds, modern kitchen, tiled living area, ducted a/c and balcony. RLA183154 \$260K-\$295K ea  
Dean Tripodi 0418 821 292 Office 8352 3444



1, 2, 3, 4, 9/3 Diagonal Way  
**Attention Investors – Your choice of 5 x modern fully furnished townhouses in unique park setting**  
Designed for premium Student Accommodation & located in easy walk to Marion Shopping Centre & the Oaklands Park train station, these recently built Townhouses are fully furnished with modern tasteful furniture & are tenanted & managed by professional management. These properties feature 2 brms, modern kitchens & appliances, open meals areas and tiled living areas, ducted a/c plus balconies on each. This is a ready made investment portfolio for the astute investor. Register your interest with the agent for this rare offering. RLA183154  
\$289,000-\$309,000 each  
Richmond 8352 3444

Dean Tripodi  
0418 821 292



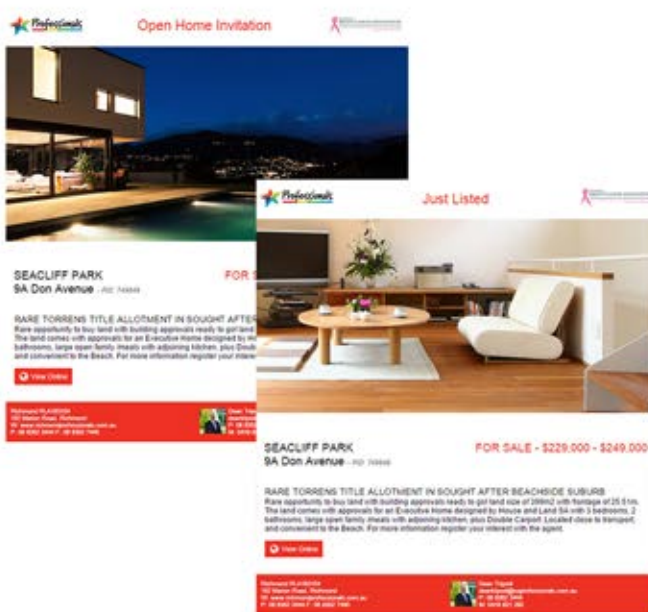
**The Advertiser**

**Messenger**  
community news

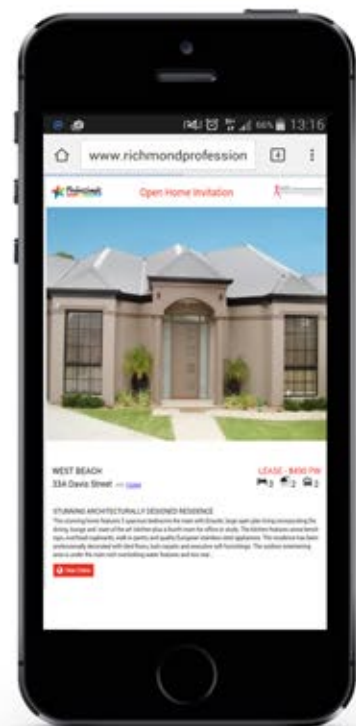
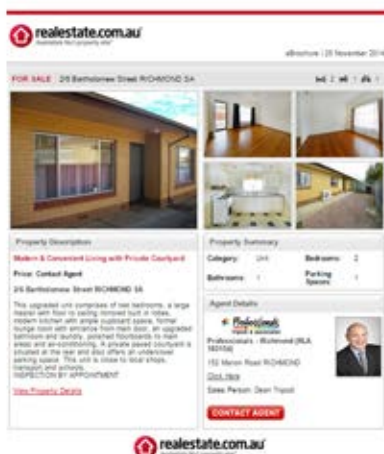


# sales campaign database

Professionals Tripodi & Associates has developed an extensive internal database that is continually being updated with new buyers. Our premium marketing relationship with realestate.com.au enables access to a further extensive national database. We utilise the strength of our databases to increase the chances of your property selling in the shortest time frame. We send bi-weekly property alerts to suitable buyers via email and sms.



## email campaign



## sms campaign

# sales campaign brochures & print material



**RICHMOND**  
4 Apollo Circuit - PID: 610308

**FOR SALE - \$595,000 - \$630,000**  
5 2 2

## MODERN AND STYLISH LIVING CLOSE TO THE CITY

This stunning 2 storey home features 4 bedrooms, study or 5th bedroom, toilets, gourmet kitchen with euro appliances, ducted air-conditioning, close to the city, plus a modern and spacious family living and meals area with patio area perfect for entertaining, double garage under main roof and full allotment.

richmond ria183154  
152 Marion Road, Richmond  
W: www.richmondprofessionals.com.au  
P: 08 8352 3444 - F: 08 8352 7440



Dean Tripodi  
deantripodi@approfessionals.com.au  
P: 08 8352 3444  
M: 0418 821 292



**Lockleys**  
5 Willingale Avenue  
**FOR SALE - Contact Agent**  
PID: 702370

4 2 5

**ABSOLUTE DRESS CIRCLE LOCATION  
ADJOINING KOOYONGA GOLF COURSE**

This is a rare opportunity to buy property in this tightly held precinct.



Dean Tripodi  
deantripodi@approfessionals.com.au  
P: 08 8352 3444  
M: 0418 821 292

richmond ria183154  
152 Marion Road, Richmond  
W: www.richmondprofessionals.com.au  
P: 08 8352 3444 - F: 08 8352 7440

**Just Listed!**

**Lockleys**

5 Willingale Avenue

**absolute dress circle location adjoining kooyonga**  
This is a rare opportunity to buy property in this tightly held precinct.



**FOR SALE**

4 2 5

Dean Tripodi  
0418 821 292  
deantripodi@approfessionals.com.au

**Richmond RL183154**  
152 Marion Road  
Richmond

**Professionals**  
richmond ria183154



# sales campaign photography

Quality photographs are essential in today's digital and high quality print mediums. Professionals Tripodi & Associates only use professional photographers for all property listings.





## sales campaign

### outdoor marketing & open homes

Open homes are an easy and relaxed way for house hunters to inspect a home. Open homes are usually on the weekend and will vary in duration based on the local market.

We ensure your property has maximum exposure on the day of an open with our open home kit. Prospective buyers will be able to take a letter of offer form at an open inspection or via email after the open.



## other services

# styling, home loans and property management

### Home Styling Services

We have home stylists to give styling advice or provide furniture fit outs to enhance any property for sale.

### Home Loans

We can provide home loan advice and services via Professionals Mortgage Solutions.

### Property Management

Professionals Tripodi & Associates has an extensive property management department. Our experienced property managers are well equipped to manage your significant investment in property and have been awarded the 6 star Professionals rating for property management services.



# Form R1

## Sales Agency Agreements

### Rights & obligations of vendor

*Land and Business (Sale and Conveyancing) Act 1994* section 20(2)

An agent must give you, the vendor, this guide outlining your rights and obligations before making a sales agency agreement with you.

### Choosing an agent

Agents, including companies that are agents, must be registered under the *Land Agents Act 1994*. You can check whether they are registered on the Consumer and Business Services website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

Choosing the best real estate agent to negotiate the sale of your property is important. The services provided and the associated costs may vary significantly so it is a good idea to obtain advice from several agents before signing an agency agreement. You should ask them for their proposed marketing plan — what they will do to market your property and what will be your financial contribution to the marketing of the property.

It may not be in your best interests to choose the agent who provides you with the highest estimated sale price of your property because this price may be unachievable and could delay the sale.

When the agent provides you with an estimated sale price of your property you should ask how they have determined the estimated sale price. It is a requirement to include recent sales figures for comparable properties in your area and any other information the agent relies upon for their genuine estimate of the selling price into any sales agency agreement you choose to sign with an agent. You can also engage a qualified valuer to prepare an independent valuation if you so choose.

### Role of the agent

When you list your property with an agent, you are employing them to sell your property for a price that is acceptable to you. The agent should always act in your best interest and engage in good business practices. The agent will charge a fee for their services either in the form of a commission, a set fee or a combination of both.

The agent should outline a marketing plan for your property and undertake various searches. You can generally expect the agent to:

- advise on a method of sale
- advertise and market the property
- organise and attend open house and other inspections
- attract prospective buyers
- communicate offers to you
- organise an auction, if this is the preferred method of sale
- arrange the signing of the contract of sale
- assist in the preparation of the disclosure statement to be given to the purchaser.



## The sales agency agreement

An agent must not act for you unless they have been authorised by a sales agency agreement that is dated and signed by you, the vendor, and the agent. This contractual agreement sets out the rights and obligations of both you, the vendor, and the agent. A copy must be given to you when you sign it or at a later time within 48 hours as agreed by you and the agent.

Every sales agency agreement for residential property must include:

- a description of the land that is the subject of the agreement
- your full name and that of the agent
- the agent's registration number
- the chattels that are included in or excluded from the sale
- the services that will be provided by the agent or another person for which you will be separately charged (e.g. advertising and marketing)
- the nature, source and amount of rebates that the agent expects to receive in relation to separately charged services (e.g. advertising and marketing)
- details of the circumstances in which the agent will be entitled to receive commission or fees for the sale of the land, and also the circumstances in which the sale may not be attributable to the agent
- the duration of the agency agreement (maximum term is 90 days for sale of residential land)
- the agent's genuine estimate of the sale price of the property (a single figure) ,
- the selling price you are seeking or would accept (a single figure)
- comparable sales data and any other information the agent relies upon to support their estimate
- the manner of sale of the property (e.g. auction, private treaty or tender)
- your rights to terminate the agreement
- whether the agreement is a sole agency agreement
- whether the agent has authority to accept an offer for the property on your behalf
- a term warranting that the agent will comply with the Act and will act in your best interests.

## Advertising and marketing

The sales agency agreement must specify all services that will be separately charged for, including advertising and marketing, and whether those services will be provided by the agent or by a third person. Amounts to be charged for the services and the time for payment must also be specified.

You should make sure you have a clear understanding of how the agent intends to market your property and what this will cost you. The cost of advertising and marketing a property varies significantly depending on the type of advertisement and where the advertisement will appear, e.g. the internet, The Advertiser. Some agents may charge a low commission rate but charge more for marketing and advertising your property.

You may be charged the up front cost of advertising with a particular publication, but agents commonly receive a rebate as a result of placing large numbers of advertisements.

**You should make sure you ask the agent questions about the amount of advertising rebate that the agent expects to receive. You are within your rights to negotiate with the agent to receive some benefit from those rebates.**

You should determine whether the amount you are paying for advertising and marketing a property is reasonable. The agent must disclose the nature, source and, if known, the amount or value of any rebate, discount, refund or other benefit they expect to receive in relation to these services. You can also include in a sales agency agreement a clause requiring the return to you of some or all of the rebate when it has been paid to the agent.

You must also ensure that any information provided to the agent about your property is factual and up-to-date. If a buyer can show that advertising of a property is false or misleading, the buyer may be able to take legal action. Under s36 of the Act, significant penalties apply to making false or misleading representations for the purpose of inducing another person to purchase a property.

### **Duration of the agreement**

You should consider the length of the sales agency agreement because you may be obliged to continue under it even if you are unhappy with the services provided by the agent.

Under the Act, the maximum duration of a sales agency agreement is 90 days.

Towards the end of the sales agency agreement, you and your agent may decide to extend the sales agency agreement or enter into a subsequent or new sales agency agreement.

### **Price**

In a sales agency agreement the agent must specify the agent's genuine estimate of the selling price of the property. It is important to note that this genuine estimate is not a valuation but rather the agent's best estimate of the likely price you could expect based upon a whole range of factors – it is in no way any guarantee that you will receive that price in the market place. The price must be expressed as a single figure without any qualifying word or symbols (eg \$300,000). In addition, the agent must provide you with details of sales of comparable land and any other information on which the agent will rely in support of their genuine estimate of the selling price.

The agreement must also specify a single figure sale price for the property that you would find acceptable to ensure any price advertising is not misleading or deceptive. If you are auctioning your property, you cannot increase your acceptable price in the agreement.

To help you decide on a price you should:

- consider the agent's estimated selling price
- research sale prices in your area
- consider seeking an independent valuation by a qualified valuer
- not allow emotion to cloud your judgment.

Having a realistic idea of the likely sale price of your property will help you avoid both disappointment and the risk of purchasing another property based on an unrealistic expectation of the sale price of your own property.

### **Prescribed minimum advertising price**

The price that you and your agent list in the sales agency agreement will affect the price for which the property can be advertised. For example, if you advertise a likely sale price for your property, the price cannot be lower than the higher of the:

- amount you specify as acceptable in the sales agency agreement and
- amount the agent has estimated as the sale price.

### **Reserve price**

The reserve price for the land must not, at any time before or during the auction, be set at an amount exceeding 110% of the amount that you have specified as your acceptable price in the sales agency agreement. For example, if you specify \$400,000 in the sales agency agreement as your acceptable selling price, then the reserve cannot be more than \$440,000.

## **Manner of sale**

The sales agency agreement must specify the manner of the sale.

The most common ways to sell a property are by auction or private treaty. Your agent should advise you of the most appropriate way to sell your property. You should ask the agent about the advantages and disadvantages of both methods of sale before you decide what to do.

## **Termination of the agreement**

A sales agency agreement must specify your rights to terminate the agreement. An agreement may limit your rights in this respect to certain circumstances, or provide for costly termination fees. An agreement may also deem termination to occur in certain circumstances; for example, if you sell the property privately, or through another agent. In such circumstances, depending on the agreement, the first agent may still be entitled to a commission.

You should seek independent legal advice if you are unsure about your rights or the consequences of termination of an agreement.

## **Sole agency agreement**

The agreement must specify whether the agreement is a sole agency agreement.

Sole agency agreements are the most common form of agreement in South Australia. Your agent will most likely suggest a sole agency agreement, particularly where sale is to be by auction.

Under a sole agency agreement the agent has the exclusive right to sell the property and is entitled to receive the agreed commission whether or not they are the one to actually sell the property. In other words, if you sell the property yourself you will generally still have to pay the agent their commission. This will depend on the wording of the agreement.

## **Authority to accept an offer**

The sales agency agreement must specify whether or not the agent has authority to accept an offer on your behalf, for example when circumstances make it difficult to contact you at the time an offer to buy the property is made.

If an agent signs a contract of sale on your behalf, then the contract is binding on you. So, if you think it is appropriate for the agent to be able to accept an offer on your behalf then the contract should clearly state when and in what circumstances you consider it acceptable for the agent to accept an offer.

If, on the other hand, you retain the right to accept an offer yourself, then your property cannot be sold unless you agree to the offer.

## **Disputes and complaints**

If you have a dispute with an agent you should first try to resolve it with the agent. If that is unsuccessful, you can contact Consumer and Business Services on 131 882 for advice.

Disclaimer: This publication is a plain language guide to your rights and responsibilities. It must not be relied upon as legal advice. For more information please refer to the appropriate legislation or seek independent legal advice.



# Form R3

## Buyers information notice

---

*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### **Safety**

---

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## **Enjoyment**

---

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## **Value**

---

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# Form R7

## Warning Notice

---

### Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994* section 24B

*Land and Business (Sale and Conveyancing) Regulations 2010* regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



Email: deantripodi@saprofessionals.com.au  
Registered Agents: 152 Marion Road RICHMOND SA 5033 RLA 183 154  
Phone: (08) 8352 3444  
Fax: (08) 8352 7440  
Website : www.professionalsrichmond.com.au



**Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. Contracts of sale may also be subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and Business (Sale and Conveyancing) Act 1994**

## LETTER OF OFFER

I/We.....

Of .....Suburb.....

Postcode ..... Email .....Fax .....

Phone (H) .....(W) .....(Mb).....

**Submit an offer of \$** .....being the sum of (in words).....

.....being my best and highest

offer for The purchase of the property situated at.....

.....

**Is your offer subject to finance?** Yes / No If Yes, include details below

Subject to Finance of (i.e the amount to borrow) \$.....with formal loan approval by

(Date) ...../...../.....from (Lender).....@ (Interest Rate) .....%

Repayable weekly ☐ fortnightly ☐ monthly ☐ over (Loan Term) .....years

☐ Do you have pre-approval of finance? Yes / No If Yes, include details below

i.e: approval of finance to the amount of \$.....has been granted by

(Lender) .....

**Other Special conditions** (is your offer subject to any other special conditions) Mark N/A if Not Applicable

.....

.....

**Proposed Deposit \$**..... **Proposed Settlement Date** .....

Signed on this Date ...../...../.....

**Signature/s**.....  
(Offerors/ Purchasers)

- ☐ Do you have a property to sell?
- ☐ Do you have a current offer on any other properties?
- ☐ Are you a first home buyer?
- ☐ Is this property an investment property?

Yes / No

Yes / No

Yes / No

Yes / No

**Purchaser to Complete:**

**ACKNOWLEDGMENT OF RECEIPT OF FORM 3**

(Section 13A Land and Business (Sale and Conveyancing) Act 1994)

The offeror/ s acknowledge /s receipt of a Form 3 prior to signing this Letter of Offer

**Offeror/s signature** \_\_\_\_\_ **Dated** \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Offerors/ Purchasers)

**Purchaser to Complete:**

**ACKNOWLEDGMENT OF RECEIPT OF SIGNED COPY OF LETTER OF OFFER BY OFFEROR**

(Section 22 Land and Business (Sale and Conveyancing) Act 1994)

The offeror/ s acknowledge /s immediate receipt of a signed copy of this letter of offer

**Offeror/s signature** \_\_\_\_\_ **Dated** \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Offerors/ Purchasers)

**Vendor to Complete:**

**ACKNOWLEDGMENT OF RECEIPT OF LETTER OF OFFER BY OFFEROR**

(Section 21 (1) (d) Land and Business (Sale and Conveyancing) Act 1994)

The Vendor/ s acknowledge /s receipt of this Letter of Offer

- ☐ Within 48 hours of its receipt by Agent **OR** ☐ At a later time as negotiated between Vendor and the Agent

**Vendor/s Signature:** \_\_\_\_\_ **Dated** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Vendor/s Instructions:** \_\_\_\_\_

**ATTENTION AGENTS AND SALE REPRESENTATIVES**

**Before the Vendor accepts the offer contained in this letter, you must ensure that:**

- Any written offers that have been received have been presented to the Vendor before the Vendors acceptance of this offer
- Any offers which have been communicated to you (but not yet recorded in writing) have been communicate to the Vendor.







152 marion rd, richmond SA 5033

p: 08 8352 3444

f: 08 8352 7440

e: [reception@saprofessionals.com.au](mailto:reception@saprofessionals.com.au)

w: [www.richmondprofessionals.com.au](http://www.richmondprofessionals.com.au)



Professionals Tripodi & Associates



Professionals Tripodi & Associates



Professionals Tripodi & Associates

[www.richmondprofessionals.com.au](http://www.richmondprofessionals.com.au)