

## EXPRESSION OF INTEREST

"Maroo Pocket"  
198 -218 Dulong Road , Dulong QLD 4560

AGENT : DRSN PROPERTY PTY LTD T/A KEN GUY BUDERIM  
Licence Number: 3633718  
ABN 31801095030  
Telephone: 0466 961 644 Facsimile:  
Email Address: michael@kenguybuderim.com.au

SELLER: STEVEN MAX PILCHER & KATE JOHNS PILCHER  
Address: 198-218 DULONG ROAD, DULONG QLD 4560  
Telephone: Facsimile:  
Email Address:

SELLER'S Solicitor: Baker Robinson Lawyers  
Address: PO.BOX 825 MALENY, QLD 4552  
Telephone: (07) 5494 2665 Facsimile: (07) 5494 3380  
Email Address: steve@brlawyers.com.au

BUYER:  
Address:  
Telephone: Facsimile:  
Email Address:

BUYER'S Solicitor:  
Address:  
Telephone: Facsimile:  
Email Address:

PROPERTY : Lot \_\_\_\_\_ in "Maroo Pocket" ,198-281 Dulong Road, Dulong QLD 4560

PURCHASE PRICE: \$  
HOLDING DEPOSIT: \$ [payable when the Buyer signs this Expression of Interest]  
INITIAL DEPOSIT: \$ [payable when the Buyer signs the Contract ]  
BALANCE DEPOSIT: \$ [payable on ..... ]

[Unless otherwise specified in this Expression of Interest, the Purchase Price includes any GST payable on the supply of the Property to the Buyer]

If paying the deposit by direct deposit or internet transfer please find the account details below and use the "Buyer Surname", "Lot Number" and "BB " as a reference: (eg: *Smith 15BB*)

Name: DRSN PROPERTY PTY LTD TRUST ACCOUNT  
Bank: BENDIGO BANK BUDERIM  
Account: 1497 68996  
Bsb: 633 000  
Reference: (Maroo Pkt Lot#?)



SUBJECT TO FINANCE APPROVAL:  Yes  No

[Please tick one. If "yes" is ticked, the Buyer herein acknowledges that the Contract will include a condition relating to the Buyer having to obtain finance approval within .....days of the date of the Contract]

BUYER'S NOTICE: The Buyer hereby gives notice to the Seller that the Buyer's intended purpose for the Property shall be an:-

Investment:-  Owner Occupier:-

(Please tick one. **NOTE:** If NO box is ticked, it is deemed that the Buyer's intended purpose for the Property will be an "Investment")

Terms of Expression of Interest

1. In this Expression of Interest unless the context otherwise requires:
  - (a) "Contract" means a contract in the form of an REIQ Contract for Residential Lots in a Community Title Scheme and otherwise on terms and conditions consistent with the details of this Expression of Interest and any other conditions imposed by the Seller;
  - (b) "Disclosure Statement" means a disclosure statement in a form compliant with the provisions of the *Body Corporate and Community Management Act 1997 and the Land Sales Act 1984*.
2. By signing this Expression of Interest the Buyer confirms its genuine interest to purchase the Property.
3. As an expression of the Buyer's genuine intention to purchase the Property, the Buyer tenders the Holding Deposit to be held in the Seller's Solicitors trust account.
4. The Buyer requests that once the Seller is in a position to do so, the Seller prepare and deliver to the Buyer a Disclosure Statement and a Contract.
5. If the Buyer after receiving the Disclosure Statement and the Contract wishes to proceed with the purchase of the Property, the Buyer must sign and return the Contract and other related documents to the Seller within seven (7) days of receiving them together with the Initial Deposit (if any).
6. The Holding Deposit paid (if any) will become part of or all of the Initial Deposit payable pursuant with the Contract.
7. In the event that the Contract and other related documents (if any) are not returned to the Seller within the fourteen (14) day period, the Seller may assume that the Buyer does not wish to proceed with the purchase of the Property and further may offer the Property to other interested parties.
8. This Expression of Interest is not a binding agreement and until the Contract is duly signed by both the Buyer and the Seller, no contract is formed and the Holding Deposit (if any) is fully refundable.

DATED: .....

BUYER'S SIGNATURE(S): .....

COMMENTS / NOTES



**MAROO POCKET**