REQUEST FOR OFFER

1. INTRODUCTION

Under instructions from the Vendors, persons interested in purchasing the property known as **233 Byrne Road, Meredith, VIC 3333** are invited to lodge one or more offers on the terms described in this request for an offer.

Details about the property including a vendor's statement will be made available to an Interested Party on registration with the Vendor's Selling Agents (details for whom are given in paragraph 3). The Offer Process will enable the Vendor to select the preferred party that it may wish to negotiate the terms for the sale of the Property.

2. NO CONTRACT

This Offer does not constitute a binding commitment on the Vendor to sell or the Interested Party to purchase until contracts have been executed by the Vendor and the Interested Party and the relevant guarators.

3. LODGEMENT

An Offer must be lodged no later than **5:00pm Tuesday 15th December 2026** with:

Elders Real Estate Pty Ltd
15/400 Pakington Street
Newtown, Vic 3220
Ph: 03 5225 5000
E: peter.lindeman@elders.com.au

Peter Lindeman 0418 525 609

An Offer transmitted by email will be accepted as per details above.

An Offer not received before the specified closing time will not be accepted unless the Vendor at its sole discretion determines that there are reasonable circumstances such that it is appropriate for a late Offer to be considered by the Vendor.

4. FORM FOR OFFER

4.1 An Offer must:

(a) be generally in the form below for offers (Form);

(b) as a minimum, contain all of the above information requested in the Form, but additional information may be provided if relevant; and

(c) be executed by the person named as the intended purchaser or signed by an authorised signatory.

(d) The intended purchaser must be prepared to sign a contract of sale reflecting the offer in the offer form such that it is capable of acceptance without further negotiation.

5. CONFIDENTIALITY AND PRIVACY

All information submitted by an Interested Party forming part of an Offer, including personal information about any individual, will be treated by the Vendor and its advisers as commercially sensitive and confidential, unless it is already in the public domain, and will only be used by them to evaluate the Offer. Details of the terms of any offer will not be disclosed to any other interested purchasers.

6. EVALUATION OF OFFERS

6.1 Consideration of Offers

At the conclusion of the evaluation of the proposal submitted by Interested Parties the Vendor may select a preferred party or parties with whom the vendor wishes to treat.

6.2 Vendor's right to accept, reject or refuse to consider an Offer

The Vendor may in its absolute discretion and without giving reasons:

(a) accept, reject or refuse to consider an Offer, bid or proposal concerning the Property submitted by an Interested Party;
(b) withdraw the Property from sale;
(c) negotiate or contract with one or more Interested Parties

6.3 Notification

The Interested Parties will be notified either in writing or verbally of the result of the Offer process as soon as practical after the closing date.

OFFER FORM

For: 233 Byrne Road, Meredith, VIC 3333……

1. INTERESTED PARTY'S DETAILS

Purchaser ……

Capacity ……
(State whether the purchaser will purchase the Property personally or as trustee, responsible entity, custodian, etc and if so, for which trust or fund)

Address ……

Contact Name ……

Position of Contact ……

Telephone ……

Email address ……

Name and address of each guarantor ……

……

2. PRICE AND FUNDING

Purchase Price $ …… Express in $AUD

3. Proposed Settlement date……

4. OTHER TERMS

Matters, which may affect the price offered (including conditions):

4.1 ……

4.2 ……

4.3 ……

(Add additional pages, if required, with the name of the proposed purchaser at the bottom of each page)

I/we acknowledge that this Offer is made on the conditions set out in the request.

DATED ...……/……/ 2026

Signed for and on behalf of ……...

Name of signatory ……

Position of signatory ……

Completed form must be received not later than 5:00PM 15/12/2026