



Legal Best
Practice
LAW 9000
SAI GLOBAL

Real Estate Sale Documents

Section 32 Vendor's Statement & Bid to Buy

PROPERTY ADDRESS:

1313 MOCKINGBIRD LANE, MOCKINGBIRD HEIGHTS 7313

PROPERTY REFERENCE: MUNSTER 2613S

If you are interested in purchasing this property, just complete the attached "Bid to Buy" form and send it to the vendor's lawyers, Lawyers Real Estate Pty Ltd, by any of the following means:

1. Email it to our office (Email: bids@lawyersrealestate.com.au); or
2. Fax it to our office (Fax: **03 9725 3316**); or
3. Deliver it to our office in person at **Suite 6/3-5 Hewish Road, Croydon Victoria 3136**;
or
4. Post it to our office at **Suite 6/3-5 Hewish Road, Croydon Victoria 3136**; or

OR

You can submit an online bid from the property listing on our purchaser website www.SLOD.com.

If your bid is successful, we will prepare a standard Contract of Sale of Real Estate and submit it to you.

NO OBLIGATION

The "Bid to Buy" is not a contract and does not constitute a formal offer. Submitting a bid creates no legal obligation for you or for the vendor.

Bid to Buy

This bid is an expression of interest only, and is not intended to bind any party. If this bid is acceptable to the vendor, a contract will be prepared and submitted to you for consideration. The contract will be based on your bid, and set out as follows:

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Amount of this bid (inclusive of any GST)

\$

.....
(Full name(s) of purchaser(s) as they are to appear on the contract)

.....
(Address of bidder(s))

Telephone: Mobile: Email:

LAWYER DETAILS: (We will forward the Contract direct to your lawyer for checking and legal advice before you sign)

I have not yet appointed a lawyer My lawyer's contact details are:

Name:

Address:

Telephone: Fax: Email:

PROPOSED DEPOSIT PAYMENT METHOD: Cash Cheque EFT Deposit bond

PROPOSED DEPOSIT PAYMENT TIME: Day of sale 3 days after day of sale 5 days after day of sale

PROPOSED SETTLEMENT DATE: 30 days 60 days 90 days on / /

PROPOSED INCLUSIONS:

Nil All fixed floor coverings, electric light fittings and window furnishings Additional items to be included:

.....
 SALE WILL BE SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

Home loan approval from (bank name): by / /

\$.....

Building inspection report **Pest inspection report** **FIRB approval**

Other (give brief description of any other special conditions required):

What Happens Next?

We will immediately inform the vendor of your bid.

If your bid is acceptable: We will prepare the Contract, and deliver it to you (or to your lawyer) for your consideration. If you accept the Contract, sign it and submit it to us.

If your bid is not acceptable: We will contact you to let you know, and may negotiate further on behalf of the vendor.