

Auctioneers Announcement

Ladies and Gentlemen – welcome to what may well become the new world of property auctions and the Auction of 21 Evangel Road –in the premier fishing village of Australia – Dundee Beach.

My name is Paul McCormick and I would have been in front of you as your auctioneer for today however given the current environment I get to introduce you to Auctions Plus as the platform for the sale.

In every respect this is a legally binding auction and auction process with 2 major differences –

- 1) **You wont hear my voice.**
- 2) **The sale concludes when the timer runs out.**

The auction will run for no less than 30 minutes. This will allow people time to navigate the page make bids or just watch the progress. But beware! Once we have reached 30 minutes a timer or “shot clock” will appear on your screen.

- This “shot clock” will wind back to zero and if it does – the auction is over and whoever holds the highest bid at that time will be the purchaser.
- If anyone bids before the “shot clock” hits zero, the shot clock restarts and the same process follows.
- There is no auctioneer’s discretion in this – there will be no waiting, no - just hang on I need to make a call etc. I urge you to mark your bids early before the hustle and bustle of the auction concluding adds unnecessary pressure.
- If you lose connection, please contact Auctions Plus direct or myself on 0419 031 777 and I will be able to bid on your behalf over the phone or see that the sale is continued in this case. (it will be visible to auctions plus that a bidder has lost connection)

Normally right now I would begin a large preamble discussion the features, benefits and attractive aspects of this property. As you read this, I'm hoping that has all been made clear to you via the advertising materials as well as discussions with Rayna and Moana Kirikino of Elders Real Estate.

Instead I will use this time to highlight what I think are key aspects of the contract and conduct of the sale.

We are acting today for the vendors: of 21 Evangel Road, Stephen Walter and Shiree Walter and we thank them for choosing our team @ Elders Real Estate and entrusting us with the listing and offering of their property.

We would normally say – *“The Property is offered for sale subject to a reserve price”* However, in today's case I want to get the message as clearly understood as possible **that 21 Evangel is offered with NO reserve price.** The person who makes the highest bid when the timer runs out and the auction concludes will be the purchaser.

At other Auctions you may have heard....

The Seller reserves the right:

(a) to bid generally by itself or by its agent or by the Auctioneer; and in the event I do exercise my right to make one or more bids on behalf of the vendor I will be making it clear to all by announcing it as a vendor bid or on behalf of the vendor or similar.

In today's case there will be **no vendor bids** other than to suggest a starting price.

No person shall advance the bidding by a sum or bid increment less than that nominated by the Auctioneer and no bid shall be withdrawn.

All bids are made excluding GST

RE-OPENING OF BIDS

If any dispute or difference shall arise out of or in connection with the bidding (and the Auctioneer shall be the sole and final judge of the existence of any dispute) I, together with Auctions Plus will decide if we re-open the bidding and re-submit the Property commencing with some former bid or the Auctioneer may decide such dispute or difference in such other manner as he, in his absolute discretion shall deem fit, and his decision shall be final and binding on all parties.

SUCCESSFUL BIDDER

If the purchaser does not sign this agreement as required by clause 8, then the auctioneer may sign it as the Purchaser's duly authorised agent and on the Purchaser's behalf - and the Purchaser will be bound accordingly.

Important

By making a bid which is accepted by the auctioneer (Auctions Plus) the purchaser will be deemed to have appointed the auctioneer as his duly authorised agent for the purpose of completing and signing this agreement in accordance with clause 8.

PAYMENT OF DEPOSIT

Immediately upon the fall of the hammer the Buyer will be contacted by our staff to pay the Deposit to the Auctioneer, as agent for the Seller, and shall sign the Contract of Sale for the completion of the sale of the Property. And in this case the deposit is 10% of the purchase price. The contract has provision for a 30 day settlement period.

Chattels

Unless excluded below the price includes all stoves hot water systems wall-to-wall floor coverings drapes and tracks blinds light fittings clotheslines hoists fixed television antennae, in ground or above ground swimming pool and filtration equipment air conditioners in ground shrubs and all fixtures as inspected by the Purchaser.

Now in this case we do have some exclusions and they are:

- All furniture, white goods, kitchen equipment, plates, cups and cutlery
- The lounge air-conditioner will be removed
- The diesel 10KVA auto start generator will be removed
- The 4th ground mounted 25,000lt plastic water tank will be removed
- The shed frames that are erected and all associated building material will be removed
- Barbecue.
- Any other loose items on the property will be removed.

These excluded items are available for private and separate sale, so if you are the successful bidder at auction you will also have first opportunity to put an offer forward that we will immediately put to the vendors for their consideration.

What we want to say in the clearest terms is that the property is offered on an “as is, where is basis”

Thanks for reading, I know it’s a lot of officialdom, but we want you to feel as comfortable as possible with the process. Again, my words here are a guide to the process – please always familiarise yourself with the contract.

Today is a rare opportunity – we are obviously operating this auction remotely to ensure we keep everyone as safe as we can while you are in our care as well as ensure we comply with the direction given by Government.

If you need to isolate – I reckon a house with a great pool in Dundee would be a pretty good spot.

For those who register to bid – an Elders representative will be in contact and help with the process wherever we can.

We wish our vendors well and I wish you well with your purchase – if you are fortunate enough!

Paul McCormick

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