

8 May 2020

To all registered bidders,

Re: Online Auction notes for "Ginger's" 2703 Clarence Way, Upper Copmanhurst

Thank you for your interest in this property and for everyone's patience and understanding as we each tackle the online auction format for the first time together.

The auction opens at 10am, but the timer will not come on until 10:30am.

I am going to set the auction timer at 3 minutes initially and this will be plenty of time to make your bids (certainly far longer than in a live auction situation.)

Effectively, this means the auction cannot end until at least 10:33am. The half hour window prior to the timer starting is to ensure everyone is logged on and comfortable with the system to place bids. If you have questions during this window, please feel free to call me directly on 0438 211 585 or at the office on (02) 6643 4411.

Starting price is set at \$400,000 and bid increments will be \$10,000 initially. This will be changed as we see fit, just as a live auctioneer will allow reduced bids closer to the selling point.

There is a reserve for this auction which has been set based on current offers prior to the auction and you will be advised on screen once it is reached.

The winning bidder will be the last bid prior to the auction timer running out. All regular auction conditions apply and these can be viewed through the links on the Auctions Plus property page.

Each time a bid is placed, the timer re-sets for another 3 minutes. As we get into it, the timer period may change, so please keep an eye on that also. There will be ample time to enter your bids.

The vendor has the right to place one bid during the auction. You will be notified on screen if a vendor bid is placed.

Please feel free to call me this morning prior to the auction commencing. I will be in contact with Hamish from Auctions Plus to control the auction from 10:25am onwards, so the earlier your call, the easier it will be for me to help you. If you need to call during the auction, please only do so if it is an emergency.

Good luck with your bidding, the property has huge potential going forward and I wish the winning bidder all the best in maximising that opportunity.

Kind Regards,



Patrick Allen

Ray Donovan Stock & Station Agent

0438 211 585