SALES ADVICE FORM

Section 1 - Lot Details

Stage: 11 ______________________ Lot No: ______________________
Date of Sale: ______________________ Total Sale Price (inc. GST): ______________________

SECTION 2 — SELLING AGENT DETAILS

Selling Agency: ______________________ Agency Email: ______________________
Channel Manager: ______________________ Channel Manager Email: ______________________
CEO / GM Approval: ______________________ Date: ______________________
Form completed by (name, if agent acting on VIMG's behalf): ______________________ Date completed: ______________________

SECTION 3 — PURCHASER TYPE

☐ Individual(s) ☐ Company / Trust / Other Entity

SECTION 4 — INDIVIDUAL PURCHASER DETAILS

Complete for each individual purchaser. Attach additional sheets if required.

Purchaser 1

Full Legal Name: ______________________ Date of Birth: ______________________
Residential Address: ______________________ Nationality: ______________________
Email: ______________________ Phone: ______________________
Country of Residence: ______________________ Tax File Number (optional): ______________________
ID Document 1: ______________________ ID Document 2: ______________________
(e.g. Passport — type C number) (e.g. Driver's Licence — type C number)

Purchaser 2 (if applicable)

Full Legal Name: ______________________ Date of Birth: ______________________
Residential Address: ______________________ Nationality: ______________________
Email: ______________________ Phone: ______________________
Country of Residence: ______________________ Tax File Number (optional): ______________________
ID Document 1: ______________________ ID Document 2: ______________________
(e.g. Passport — type C number) (e.g. Driver's Licence — type C number)

SECTION 5 — COMPANY / TRUST / ENTITY PURCHASER DETAILS

Complete this section if the purchaser is a company, trust or other entity. Attach ASIC extract and trust deed (if applicable).

Entity Details

Full Legal Name of Entity: ______________________ ABN / ACN: ______________________
Registered / Principal Address: ______________________ Entity Type (e.g. Pty Ltd / Trust / Partnership): ______________________
Director / Trustee Full Name: ______________________ Director / Trustee Date of Birth: ______________________
Director / Trustee Email: ______________________ Director / Trustee Phone: ______________________
Witness Full Name: ______________________ Witness Phone: ______________________
Witness Email: ______________________

SALES ADVICE FORM

Beneficial Owner Details

List every individual who ultimately owns or controls 25% or more of the entity, or who otherwise exercises effective control. Attach additional sheets if required.

Full Name	Date of Birth	Nationality	Nature of Control / Ownership %

Trust-Specific Details (if purchasing as trustee)

Trust Name: ______________________

Settlor Full Name: ______________________

Beneficiaries (names or class description):

____

Witness Full Name: ______________________

Witness Email: ______________________

Trust Type (e.g. Discretionary / Unit):

____

Appointor Full Name: ______________________

Witness Phone: ______________________

SECTION 6 — AGENT / AUTHORISED REPRESENTATIVE

Complete if any person is signing or acting on behalf of the purchaser (e.g. under power of attorney or corporate authority).

Representative Full Name: ______________________

Relationship to Purchaser: ______________________

ID Document 1: ______________________

(e.g. Passport — type C number)

Date of Birth: ______________________

Authority to Act (describe / attach): ______________________

ID Document 2: ______________________

(e.g. Passport — type C number)

SECTION 7 — NATURE AND PURPOSE OF PURCHASE

Intended use of property:

☐ Owner-occupier ☐ Investment / Rental ☐ Purchasing on behalf of another person (complete Section 6)

☐ Other (specify below)

If Other, specify: ______________________

Source of funds for the deposit:

☐ Personal savings ☐ Sale of property ☐ Gift (complete gift details below) ☐ Loan / Mortgage

☐ Other (specify below)

If Gift — Donor name and relationship to purchaser: ______________________

If Other — specify source: ______________________

Is the purchaser acquiring this property on behalf of another person who will be the beneficial owner?

☐ No ☐ Yes — provide full details of the beneficial owner in Section 5 or on an attached sheet

SECTION 8 — POLITICALLY EXPOSED PERSON (PEP) G SANCTIONS SCREENING

A politically exposed person (PEP) is an individual who holds, or has held, a prominent public position or function in Australia or overseas (e.g. head of state, senior government official, senior military officer, senior judicial officer, senior executive of a state-owned enterprise, or senior official of a political party), or a close associate or immediate family member of such a person.

Are any of the following a PEP, or a close associate or family member of a PEP: the purchaser; any beneficial owner; any person on whose behalf the purchaser is acting?

☐ No ☐ Yes — provide details below

PEP details (if Yes): ______________________

Is any of the above persons currently subject to targeted financial sanctions (i.e. listed on the Australian Sanctions List or equivalent)?

☐ No ☐ Yes — do not proceed; notify the AML/CTF Compliance Officer immediately

PEP details (if Yes): ______________________

VIMG internal use — Sanctions screening completed by:

Screened by (name): ______________________ Date: ______________________

Result: ☐ No match ☐ Possible match — escalated to Compliance Officer

SALES ADVICE FORM

SECTION G — RESIDENT STATUS

☐ Australian Citizen / Permanent Resident ☐ Foreign Person (Not Eligible to Purchase)

SECTION 10 — PURCHASER'S SOLICITOR

Firm Name: ______________________________

Email: ______________________________

Address: ______________________________

City / State / Postcode: ____________________

Solicitor Name: ______________________________

Phone: ______________________________

PO BOX / DX: ______________________________

SECTION 11 — PPRE-CONTRACT HOLDING DEPOSIT

Account Name: **AUSTAR SYDNEY BUSINESS PTY LTD**

Bank: **St.George**

BSB:**112-87G**

Account Number: **463 661 577**

Swift Code: **SGBLAU2S**

Payment Reference:

SSP | LOT [number] | [First Name + Last Name Initial]

Amount Due: **$2,200**

SECTION 12 — ATTACHMENTS CHECKLIST

Document	Required For	Attached
Primary photo ID (e.g. passport) — each individual purchaser / director / trustee	All purchasers	☐
Secondary ID (e.g. driver's licence, Medicare card)	All purchasers	☐
ASIC company extract (current, within 3 months)	Company / Trust purchasers	☐
Trust deed (or certified extract showing trustee, settlor, appointor, beneficiaries)	Trust purchasers	☐
Power of attorney or corporate authority document	Where representative is signing	☐
Deposit receipt	All purchasers	☐

SECTION 13 — SPECIAL CONDITIONS / TERMS OF PURCHASE

SALES ADVICE FORM

SECTION 14 — PURCHASER DECLARATIONS AND SIGNATURES

By signing this form, each purchaser (and any person signing on their behalf) declares that:

(a) all information provided in this form is true, accurate and complete;

(b) they have received and reviewed the Master Sales Contract prior to executing this form;

(c) they are not a person designated for targeted financial sanctions, and none of the beneficial owners or persons on whose behalf they are acting is such a person;

(d) the information provided regarding source of funds and (where applicable) source of wealth is accurate, and they will promptly notify the Seller of any material change;

(e) they consent to the Seller collecting, using and verifying their personal information (including identity information) for the purposes of complying with the Seller's obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth) and the Seller's AML/CTF program; and

(f) they acknowledge that the Seller cannot proceed to issue a contract for sale until initial customer due diligence has been completed to the Sellers satisfaction.

The Seller incurs costs associated with preparing and administering contracts and administering the holding amount. By signing this Sales Advice, the Purchaser confirms it wishes to receive a Contract for Sale and for the Seller to administer the holding amount. If the Purchaser enters the Contract for Sale, the holding amount will be applied towards the deposit payable under the Contract. If the Buyer elects not to proceed with the purchase for any reason — regardless of whether a draft Contract has been issued — the Buyer irrevocably authorises and directs the Seller to deduct a non-refundable administration fee of $2,000 plus GST from the holding amount paid. The remaining balance of the holding amount will be refunded to the Purchaser.

Client / Director Signature 1: ______________________ Date: ______________________

Client / Director Signature 2: ______________________ Date: ______________________

Channel Manager Reviewed: ______________________ Date: ______________________

CEO / GM Approval: ______________________ Date: ______