

# Expressions of Interest Submission Form

**80 Lone Hand Road, Allendale VIC 3364**

Closing Date: 22<sup>nd</sup> April 2026 at 5PM unless SOLD Prior

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Parties interested in the purchase of the above property are invited to complete this form and return it to Goldfish Real Estate.

**This can be posted or hand delivered to:**

Subhash Godara

**GOLDFISH REAL ESTATE**

Postal Address, **Goldfish Real Estate**, 601 Sturt Street, Ballarat Central VIC 3350 or

[hq@goldfishre.com.au](mailto:hq@goldfishre.com.au)

Additional Information, which supports or clarifies an Expression of Interest submission, may be annexed to this form.

**1. Registrant Details**

a. Name of Individual:

.....

b. Name of Company:

.....

c. Address:

.....

.....

d. ABN

.....

e. Telephone

.....

f. Email

.....

.....

**2. Registrant's Solicitor**

a. Company Name:

.....

b. Attention to :

.....

c. Address:

.....

.....

d. Email

.....

e. Telephone

.....

.....

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### 3. Purchase Price & Terms:

- a. Purchase Price: \$ \_\_\_\_\_
- b. Deposit (initial- on EOI): \_\_\_\_\_
- c. Deposit ( % or \$) \_\_\_\_\_
- d. Balance \$ \_\_\_\_\_
- e. Settlement on \_\_\_\_\_  
On or before \_\_\_\_\_
- f. Subject to Finance: \_\_\_\_\_
- g. Subject to: \_\_\_\_\_  
 Building & Pest Inspection

### 4. Financial Declaration :


Funding Source: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 5. Any Special Conditions

\_\_\_\_\_

**This submission of an expression of interest in the property is made on the following basis:**

- It is confidential and will only be made available to and discussed with the owner;
- It is not an offer and does not create legal rights or obligations;
- The owner/vendor can choose whether or not to consider it;
- The owner/Agent does not have to tell me/us, before negotiating with others;
- The owner/Agent does not have to give me/us the chance to revise my/our expression of interest, before selling the Property; and,
- I/we understand others may also submit expressions of interest.

  
\_\_\_\_\_  
\_\_\_\_\_

Signed for and on behalf of the Registrant

\_\_\_\_\_  
Date

Name and Title of Signatory (Print with CAPITAL LETTERS) : \_\_\_\_\_

## Guidelines for Expressions of Interest

### What is an expression of interest (EOI) sale campaign?

An Expression of Interest (EOI) campaign is a structured private sale method where interested buyers are invited to formally register their interest in a property, typically by a specified closing date (unless sold prior). Unlike an auction, there is no public bidding process. Submissions are confidential and the vendor reviews all interest before deciding how to proceed.

### What is an EOI Registration form?

An EOI Registration Form allows a prospective purchaser to formally notify the agent of their interest in the property.

Important:

- It is **not a contract**.
- It is **not a legally binding offer**, unless expressly stated.
- It is used as a reference point for possible negotiations.
- It is submitted on a **no-obligation basis**.

### Key Things to Know

#### 1. Negotiation Framework Only

An EOI campaign is a negotiation process that may lead to a sale. Submitting an EOI does not create a binding agreement.

#### 2. Vendor Discretion

The vendor:

- Is not obliged to accept any EOI.
- May negotiate with one, multiple, or no parties.
- May accept an offer prior to the closing date.
- Has the final decision on whether and to whom the property is sold.

The highest submission is not automatically accepted.

#### 3. Purchaser Flexibility

A person submitting an EOI may:

- Withdraw prior to signing a Contract of Sale.
- Choose not to proceed without penalty (unless otherwise agreed in writing).

#### 4. When is the Property Sold?

A property is only legally sold when:

- A formal Contract of Sale is signed by both parties;
- A compliant Section 32 Vendor Statement (under the Sale of Land Act 1962 (Vic)) has been provided; and
- Contracts have been exchanged.

Until then, no legally binding sale exists.

#### 5. Fair Trading & Compliance

Goldfish Real Estate conducts EOI campaigns in accordance with:

- Victorian consumer protection laws,
- Australian Consumer Law (misleading or deceptive conduct provisions),
- Professional conduct obligations under the Estate Agents Act 1980 (Vic).

We are committed to transparency, accurate representation, and ethical negotiation practices.

#### 6. Privacy & Information Handling

Personal information collected during an EOI campaign is managed in accordance with the Privacy Act 1988 (Cth) and Australian Privacy Principles.

Information is used solely for purposes directly related to the sale process and regulatory compliance.

### Our Commitment

At Goldfish Real Estate, our EOI campaigns are designed to provide a structured, fair and respectful process for both vendors and purchasers.

We encourage all interested parties to undertake independent due diligence and obtain legal advice prior to entering into a Contract of Sale.

**For further clarification, please contact our office directly.**