



REQUEST FOR EXPRESSION OF INTEREST

1. INTRODUCTION

Under instructions from the Vendors, persons interested in purchasing the property known as 245-319 Murradoc Road, Drysdale are invited to lodge one or more expressions of interest (EOI) on the terms described in this request for expressions of interest.

Details about the property including a vendor's statement will be made available to an Interested Party on registration with Elders (see details in paragraph 3). The EOI Process will enable the Vendor to select the preferred party that it may wish to negotiate the terms for the sale of the Property.

2. NO CONTRACT

This EOI does not constitute a binding commitment on the Vendor to sell or the Interested Party to purchase until contracts have been executed by the Vendor and the Interested Party and the relevant guarators.

3. LODGEMENT

An EOI must be clearly marked **"Expression of Interest for 245-319 Murradoc Road, Drysdale"** and lodged no later than ... 5pm Tuesday 14th October 2025 ...
Elders Real Estate Pty Ltd
15/400 Pakington Street, Newtown
Ph 5225 4500
E: peter.lindeman@elders.com.au
Ref: Peter Lindeman 0418 525 609

An EOI transmitted by email will be accepted as per details above.

An EOI not received before the specified closing time will not be accepted unless the Vendor at its sole discretion determines that there are reasonable circumstances such that it is appropriate for a late EOI to be considered by the Vendor.

4. FORM FOR EXPRESSION OF INTEREST

4.1 An EOI must:

- (a) be generally in the attached form for expressions of interest (Form);
- (b) as a minimum, contain all of the above information requested in the Form, but additional information may be provided if relevant; and
- (c) be executed by the person named as the intended purchaser or signed by an authorised signatory

5. CONFIDENTIALITY AND PRIVACY

All information submitted by an Interested Party forming part of an EOI, including personal information about any individual, will be treated by the Vendor and its advisers as commercially sensitive and confidential, unless it is already in the public domain, and will only be used by them to evaluate the EOI.

6. EVALUATION OF EXPRESSIONS OF INTEREST

6.1 Consideration of EOI

At the conclusion of the evaluation of the proposal submitted by Interested Parties the Vendor may select a preferred party or parties. If negotiations have been protracted with a selected party, the Vendor reserves the right to select a new preferred party from the group of Interested Parties.

6.2 Vendor's right to accept, reject or refuse to consider EOI

The Vendor may in its absolute discretion and without giving reasons:

- (a) accept, reject or refuse to consider an EOI, bid or proposal concerning the Property submitted by an Interested Party;
- (b) withdraw the Property from sale;
- (c) negotiate or contract with one or more Interested Parties (regardless of whether or not they submitted an EOI).

6.3 Notification

The Interested Parties will be notified either in writing or verbally of the result of the EOI process as soon as practical after the closing date.



EXPRESSION OF INTEREST FORM

For: 245-319 Murradoc Road, Drysdale, VIC

1. INTERESTED PARTY'S DETAILS

Purchaser

Capacity
(State whether the purchaser will purchase the Property personally or as trustee, responsible entity, custodian, etc and if so, for which trust or fund)

Address

Contact Name

Position of Contact

Telephone

Facsimile

Email address

Name and address
of each guarantor

2. PRICE AND FUNDING

Purchase Price \$ Express in \$AUD

3. Settlement

4. OTHER TERMS

Matters, which may affect the price offered (including conditions):

4.1

4.2

(Add additional pages, if required, with the name of the proposed purchaser at the bottom of each page)

I/we acknowledge that this expression of interest is made on the conditions set out in the Request.

DATED/...../ 2025

Signed for and on behalf of

Name of signatory

Position of signatory

Completed form must be received not later than 5pm Tuesday 14th October 2025 ...