

The following Conditions will assist you in your purchase:

Summary of A-M Special Conditions:

The Auctioneer must announce "The standard conditions of auction apply to the auction as binding contractual conditions:"

- a. Any person may bid in person or by their proxy, subject to the conditions of auction
- b. The property is being offered subject to a reserve price
- c. The Auctioneer will only accept a bid if the person making the bid displays an allocated number **or unique identifier as provided by the Auctioneer/Agent (if applicable)**
- d. The Auctioneer may make three bids on behalf of the vendor; up to but not including the reserve price and those bids will be declared as "vendor bids."
- e. The Auctioneer may refuse a bid that is considered not in the best interests of the Vendor
- f. At the fall of the hammer, the highest bidder at or above the reserve price will be the purchaser
- g. The Auctioneer will not accept a bid made after the fall of the hammer
- h. At the fall of the hammer, the property will be at the risk of the purchaser and the purchaser will be required to sign the contract and pay a deposit of 10% of the purchase price, with the balance due in cash at settlement (Nominate the date) where vacant possession will be given & taken **(Or subject to existing tenancy if applicable)**
- i. Cooling off rights do not apply to sale by auction

*Mention variations – Those parties who have received formal approval to variations, bid with confidence.

*GST (if applicable) and Asbestos Register (non residential)

*Mention Insurable Risk – The property is at the risk of the Purchaser from the fall of the hammer; we strongly advise you to take out insurance cover to protect your equitable interest.