

Property Disclosure Form



Property Address: _____

Listing Salesperson: _____

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

- **Rental Income:** Estimates of potential rental income based on the current rental market have been obtained for each of the three flats and are provided as a guide only. They should not be relied upon as a guarantee of achievable rental income. Purchasers are recommended to obtain their own independent rental appraisal as part of their due diligence. While the previous tenancies achieved higher rents and were professionally managed, those rents were achieved in a different rental market, are no longer relevant and should not be relied upon as an indication of current rental value. The flats were vacated in preparation for sale, with the last tenant vacating in June 2026.
- **Healthy Homes Standards:** The property has not been recently assessed for current compliance with the Healthy Homes Standards. The last Healthy Homes assessment was undertaken in 2020 through the property management company and is now obsolete, so should not be relied upon as confirmation of current compliance. Purchasers considering the property for rental purposes are recommended to obtain their own independent Healthy Homes Standards assessment as part of their due diligence.
- **LIM Report:** We recommend that potential purchasers obtain a current LIM Report as part of their due diligence to satisfy themselves as to the Council records and consenting information relating to the property, including its configuration as three self-contained flats (ref: BCon19-0289). Council property information identifies an overland flow path affecting the property. A sump has been installed to take surface stormwater from the extended hard-surface carpark area to the street. The vendors advise that there has been no flooding in or around the property during their ownership. Purchasers are recommended to review the Council property information provided, order a LIM Report, undertake their own due diligence regarding the overland flow path and stormwater, and have the sump inspected by a suitably qualified plumber.
- **Potential Asbestos:** Fibre cement board sheeting has been used on the exterior laundry servicing Flat C (four-bedroom flat). Due to the nature and/or age of the material, it may contain asbestos. Potential purchasers are recommended to obtain their own specialist advice and testing if this is of concern as part of their due diligence.
- **Exterior Cladding:** The dwelling has direct-fixed roughcast/stucco cladding dating from approximately the 1920s. Cladding repairs and maintenance were undertaken in July/August 2026, followed by repainting of the exterior. The vendors independently commissioned this work and we are unable to verify whether it was undertaken by a Licensed Building Practitioner (LBP). Purchasers are recommended to obtain their own independent building report and/or advice from an appropriate specialist to satisfy themselves as to the condition of the cladding and any associated matters.

PURCHASER(S) acknowledgement of receiving and reading the known Disclosures:

Name & Signature _____ Date: _____ Name &
Signature _____ Date: _____

Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.