Variation of the Agent's True Estimate of Price

McGrath

Vendor/s Name: Robert James Conway, Jennifer Margaret Conway

Address: 15 Ballorok Road, Kincumber, NSW, 2251

Dear Robert James Conway

This letter confirms that you have been notified of a change to the true estimated selling price of your property. This change has occurred since signing the Exclusive Agency Agreement, due to factors discussed with you previously.

Accordingly, by signing this letter, you agree that the Exclusive Agency Agreement will be amended to reflect the change to the estimated selling price.

1. The agent's estimated selling price (or price range) has been revised to
   $ 1,250,000.00 to 1,350,000.00
2. McGrath currently considers the range of the agents estimated selling price to be fair and reasonable.
3. McGrath acknowledges that you, as the vendor, have the right to vary your expectations or the advertised/quoted price at any stage and that you will advise McGrath in writing if you wish to make such a change.
4. McGrath will promote the above property at the following price
   - ☐ Price range of _____
   - ☐ Market the property at a fixed price of _____
   - ☑ No price indication but buyers can be given a copy of the comparable sales used at the agent's discretion.
5. McGrath will advertise the price, if applicable, as per your instructions below
   - ☐ OK to advertise price/price range
   - ☑ Do not advertise price/price range
6. McGrath acknowledges if the property is being offered to market via an auction process, that you will provide a final reserve price in writing prior to the scheduled auction, upon receiving feedback from the market.
7. McGrath notes that if you should decline an offer, which is above the lower figure of the displayed price range (either publicly in advertising or in the back-end of the online property portals), that the advertised quoted price will be amended as soon as practical to show a new price range that is not less than the price that you have declined.

Robert James Conway Jennifer Margaret Conway 19-10-2026 19-10-2026

Acknowledged by Vendor/s

Dianne Bulmer 19-10-2026

Determined by JMB (NSW) Pty Ltd
McGrath Central Coast

Supporting Evidence
Variation the Agent's True Estimate of Price

As required by the Property and Stock Agents Act, we are required to provide you with evidence of our estimated selling price for your property and comply with the requirements if we need to revise the estimate.

As an agent, we must ensure the supervision guidelines are followed. For example, written procedures are in place to ensure the following factors have been considered when determining the estimated selling price any sales of comparable properties, feedback from potential purchasers, any current or relevant valuations provided in respect of the property, the characteristics and features of the property, the methods used to market the property, and any other available factor that may affect the estimated selling price.

Therefore, during the marketing of your property, we have received evidence that changes our professional assessment of what your property is likely to sell for.

Reason for Price Adjustment	After two open homes we are now meeting market feedback and conditions.
Additional Information	

Comparable Sale Evidence

Property Address	Sold Date	Sold Price
1. 19 Willowin Close, Green Point, NSW, 2251	4/8/2026	$1,250,000
Similar bed, bath, car, overall size and layout		
2. 12 Wilima Street, Kincumber, NSW, 2251	23/6/2026	$1,295,000
Comparable bed, bath and car accommodation with a similar floorplan and size.		
3. 13 Redgrove Street, Green Point, NSW, 2251	3/9/2026	*$1,295,000
Properties with a comparable layout, similar dimensions and the same bed, bath and car configuration.		

Robert James Conway Jennifer Margaret Conway — 19-10-2026 19-10-2026

Acknowledged by Vendor/s — Date

Dianne Bulmer — 19-10-2026

Determined by JMB (NSW) Pty Ltd — Date

McGrath Central Coast

CERTIFICATE OF COMPLETION

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Signature Logs

Signer: Dianne Bulmer
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Status: Signed
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Signature: Dianne Bulmer

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Signature: Robert James Conway

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Signature: Jennifer Margaret Conway