

FULL PRICE CHANGE COMPLIANCE REPORT

9/9-11 Browns Avenue, Ringwood VIC 3134

Review type	Price Change - new Authority signed
Authority date	29/09/2026
Updated PPS date	30/09/2026
Agent ESR / indicative range	\$550,000 - \$590,000
Overall result	PASS

FINAL COMPLIANCE STATUS: PASS

Based solely on the supplied price-change checklist and documents reviewed, no outstanding document or action was identified for this price change.

1. Compliance Checklist

Item	Requirement	Evidence reviewed / verification	Result
1	New REIV Exclusive Sale Authority	Property identified as 9/9-11 Browns Avenue, Ringwood VIC 3134. New Authority dated 29/09/2026.	PASS
2	Updated price / ESR recorded	Authority records agent estimate range of \$550,000 - \$590,000.	PASS
3	Vendor execution / acknowledgment	New Authority executed by vendor Hedieh Tasbihi and agent Danial Rezaali on 29/09/2026. As a new signed Authority, separate initials against a revised-price field were not required under the supplied workflow.	PASS
4	Vendor acknowledgment if no initials	Not applicable because a new Authority was signed.	N/A
5	File Note - reason for price change	Agent email/file note dated 30/09/2026 states the prior upper end was too high for the current market with lifted interest rates, and identifies three supporting comparable properties.	PASS
6	Updated PPS / SOI price	PPS prepared 30/09/2026 records indicative range \$550,000 - \$590,000, matching the new Authority.	PASS
7	Comparable sales within 6 months	214/42C Nelson St - \$535,000, 13/07/2026; 10/21 Nelson St - \$543,000, 16/07/2026; 201/7 Bardia St - \$620,000, 24/04/2026. All fall within six months of 30/09/2026.	PASS
8	Median sale price current	PPS records Ringwood Unit median \$615,000 for 30/09/2025 to 29/09/2026, source Property Data.	PASS
9	Preparation date / price-change timing	Updated PPS prepared 30/09/2026 following the new Authority dated 29/09/2026; file note is dated 30/09/2026.	PASS

2. Document Verification Log

Document	Date	Key audit verification	Status
Price Change Compliance Checklist	Uploaded workflow	Requires updated Authority, vendor acknowledgment only if required, file note, updated PPS/SOI, then final pass/fail summary.	Reviewed
Exclusive Sale Authority	29/09/2026	New Authority for 9/9-11 Browns Avenue; ESR \$550,000 - \$590,000; vendor and agent executed; campaign schedule attached.	PASS

Document	Date	Key audit verification	Status
File Note / Agent email	30/09/2026	Documents reason for adjustment and identifies 10/21 Nelson St, 214/42C Nelson St and 201/7 Bardia St as supporting comparables.	PASS
Updated Property Price Statement	30/09/2026	Indicative range matches Authority; median and three comparable sales recorded; comparable dates within six months.	PASS

3. Record / Audit Log

Sequence	Record reviewed	Audit note
1	Price Change checklist	Compliance pathway confirmed: updated Authority -> acknowledgment if needed -> file note -> updated PPS/SOI -> final summary.
2	New Authority	New signed Authority verified for the subject property. Range \$550,000 - \$590,000. Executed 29/09/2026.
3	File Note	Agent rationale recorded 30/09/2026: previous upper end considered too high for current market with lifted interest rates; supporting comparables identified.
4	Updated PPS	Prepared 30/09/2026. Range matches Authority. Three comparable sales verified within six months. Ringwood Unit median information recorded.
5	Final review	All checks in the supplied price-change checklist completed. Overall status PASS; no outstanding action identified from supplied documents.

Audit conclusion: The supplied documents support a PASS against the uploaded price-change compliance checklist. This report records the document review and does not extend beyond the requirements or evidence contained in the supplied materials.