

MATERIAL FACTS CHECKLIST

The Sale of Land Act 1962 (the Law) imposes certain disclosure obligations on both vendors and estate agents when selling real estate, including the disclosure of any "material Facts" to potential purchasers.

A material fact is any fact that would influence a potential purchaser in deciding whether to purchase a property, or whether to purchase a property, at a certain price. The Law requires vendors to disclose allmaterial facts about the property they are selling and make further disclosures for any new facts that become known to them throughout the selling process, until the property is sold.

This checklist will assist identifying any material facts that may need to be disclosed for your property. Please take the time to complete this checklist and provide it to your Lunar Real Estate Agent. You may also provide a copy of this checklist to your legal representative or conveyancer for their consideration when preparing the Section 32 (vendor's statement) if applicable.

Property Address:				
Please select your an	swer:			
1. Are there any Her	itage Overlays on the property?			
{ Yes	{ No	{ Unknown		
2. Have any prior tests or investigations revealed (or the vendor/s otherwise know of) a defect in the structure of the building, defective stumping, reason for a large crack in the wall, a termite infestation, combustible cladding, asbestos (including loose-fill asbestos insulation) or contamination through prior use of the land?				
{ Yes	{ No	{ Unknown		
3. Have there been a	ny significant events at the property,	including a flood, or a bushfire?		
{ Yes	{ No	{ Unknown		
4. Is there any histor agricultural purpos		perty had been used for horticulture or other		
{ Yes	{ No	{ Unknown		
5. Are there any restrictions on vehicle access to the property that are not obvious during a property inspection?				

{ No

6. Are there any facts about the neighbourhood surrounding the property which may not be immediately apparent upon inspections (such as sinkholes, surface subsidence, development proposals)?

{ Yes	{ No	{ Unknown		
7. Was the property a site of a homicide or other major crime (extreme crime, prior use of the property for the manufacturing of illicit drugs)?				
{ Yes	{ No	{ Unknown		
8. Was the property previously used as a defence or fire brigade training site involving the use of hazardous material?				
{ Yes	{ No	{ Unknown		
9. Has any building work been carried out on the property that did not have the required building approval?				
{ Yes	{ No	{ Unknown		
10. Are you aware of any other matter that would be important to a potential purchaser and could influence them in deciding whether or not to purchase your property, or to purchase your property at a certain price?				
{ Yes	{ No	{ Unknown		
If you have answered yes to any of t	he above questions, please provide d	etails here:		

Vendor Acknowledgement

By completing this Material Facts Checklist, you acknowledge that your Lunar Real Estate Agent may rely upon any information contained in this checklist in the course of discussions with potential purchasers. You warrant that the information provided in this Material Facts checklist is accurate (at the time it was given) and indemnifies the Estate Agent for any claim by the purchaser or any person who has relied upon the information contained in this Material Facts Checklist which is made against the Estate Agent by reason directly or indirectly of any of the information provided by you in the Material Facts Checklist being inaccurate or misleading or deceptive.

Date