



## Sell Your Home Commission-Free!

**Live auction - 2:00pm Saturday 9 November 2024**  
**Erskineville Public School**

If you are looking to sell your home or an investment property in the next 3 years, bid at our auction to sell your property commission free and save thousands of dollars.

Shaun Stoker and Ercan Ersan of Ray White Erskineville have generously donated a commission free sale of a property as the major prize at our upcoming school fair - Erko Berzerko.

### How do I save?

If are the winning bidder in our auction, you win the opportunity to sell your property and pay no commission to the selling agent. The amount you save is the commission normally paid to the selling agent, less the amount of the winning bid.

The winning bid amount is paid as a donation to the Erskineville Public School P&C Association after the end of the auction. This prize is also transferable (see all terms & conditions below).

So, if you sold a \$1 million property you would expect to pay a commission of approx. \$20,000. If your winning bid was \$10,000, you would save approx. \$10,000! Likewise, if you sold a \$1.5 million property you would pay a commission of approx. \$25,000. If your winning bid was \$20,000, you would save approx. \$5,000!

### How to bid

This fabulous prize will be auctioned off at our school fair - Erko Berzerko - being held at Erskineville Public School on Saturday 9 November 2024. The auction of this prize will be held at 2:00pm.

If you wish to bid anonymously, we are happy to arrange proxy bidders on the day.

### What you are bidding on?

When you participate in the online auction and are the winning bidder, you are effectively making a donation to the Erskineville Public School P&C Association in exchange for selling your property commission free.

The property to be listed for sale by the winning bidder is to be a residential property located in the Inner West of Sydney, NSW. The property must be listed for sale prior to midnight 9 November 2027. By bidding on the auction you agree to the terms and conditions (see below) and acknowledge that the prize excludes costs associated with marketing your property.

### How much commission would you normally pay?

The table below lists indicative figures as to what a typical commission on a house sale might be.

<b>Sale Price of Your Home</b>	<b>Approximate Commission (excl property marketing costs)</b>
\$750,000	\$15,000
\$1,000,000	\$20,000
\$1,250,000	\$25,000
\$1,500,000	\$30,000
\$2,000,000	\$40,000

### Terms and Conditions of the Auction and Prize

By bidding on the online auction, you agree to the terms and conditions set out below.

<i>Date and time of auction</i>	The auction will be held at 2:00pm Saturday 9 November 2024 as part of the Erko Berzerko school fair.
<i>Auction Location</i>	The auction will be held at Erskineville Public School school fair - Erko Berzerko - Swanson Street, Erskineville. If the fair or the auction is cancelled or postponed for any reason, an alternative time and location for the auction will be advertised on the Erko Berzerko website ( <a href="http://www.erkoberzerko.com">www.erkoberzerko.com</a> ) within 2 weeks.
<i>Auction winner</i>	The highest bidder at the end of the auction is the winner!
<i>Reserve price</i>	A minimum bid of \$5,000 will be set as the reserve for the auction
<i>Payment of the winning bid</i>	10% on the day of the fair, payable by credit card or eftpos. Final 90% payment of the winning bid amount will be made within 14 days of the end of the auction by direct deposit to the Erskineville Public School P&C Association.
<i>Selling agent and timeframe</i>	To be eligible to claim their prize and sell their property commission free, the winner of the auction must sign an agency agreement with Shaun Stoker and

	Ercan Ersan of Ray White Erskineville Real Estate (the selling agent) on or before 9 November 2027.
<i>Type of property listed</i>	The property listed for sale must be a residential property. Eligible property types include: Residential properties e.g. house, unit, townhouse, penthouse, residential land. Property types excluded are: Commercial or industrial properties e.g. warehouse, commercial units, shops, office space, storage, commercial /industrial land. Other non-residential property.
<i>Number of properties</i>	The commission free home sale is only redeemable on sale of a single property. It does not apply to a sale of multiple properties in one transaction.
<i>Location of the property</i>	The property listed for sale by the winning bidder is to be located within a 3-kilometre radius of Erskineville Public School and in the Inner West of Sydney, NSW, Australia, or other location as agreed by Shaun Stoker and Ercan Ersan from Ray White Real Estate in writing prior to the conclusion of the auction.
<i>Method of sale</i>	Vendor's choice - Private Treaty or Auction.
<i>Property value</i>	There is no limit on the value of the property to be listed for sale by the winning bidder.
<i>Important exclusion</i>	The cost of marketing and advertising the listed property is excluded from the winning bidder's prize. These costs are normally incurred in addition to the selling agent's commission as part of any property sale, and vary according to each property. An estimate of these costs is \$5,000 - \$9,500.
<i>Prize is transferable</i>	The prize is transferrable to another party by written agreement between the winning bidder, the new prize owner and the selling agent. The new prize owner acknowledges and agrees to all terms and conditions applicable for the original auction.

## Contact details

Should you need assistance bidding or have any questions about the auction or the terms and conditions please contact:

**Erskineville PS P&C** at [erkoberzerko@gmail.com](mailto:erkoberzerko@gmail.com) or Kristy Barker on 0403 697 117.

**Ray White Erskineville** on 8644 8888, or Shaun Stoker 0424 172 217, or Ercan Ersan 0423 941 112.

**Erskineville PS P&C Association thanks  
Shaun Stoker and Ercan Ersan  
for their kind support of our school.**