

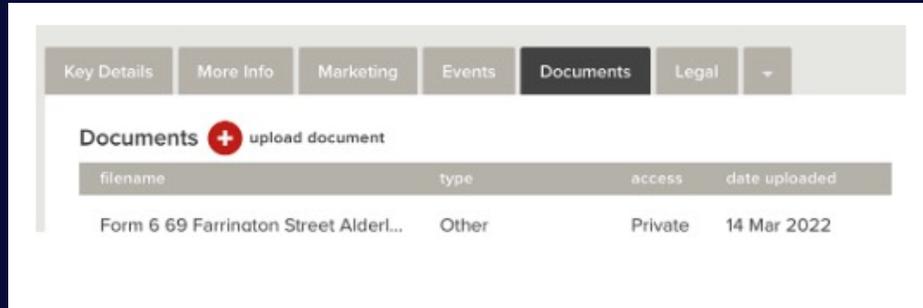
Place.



REX Data to enter for Quality GaiLE Responses

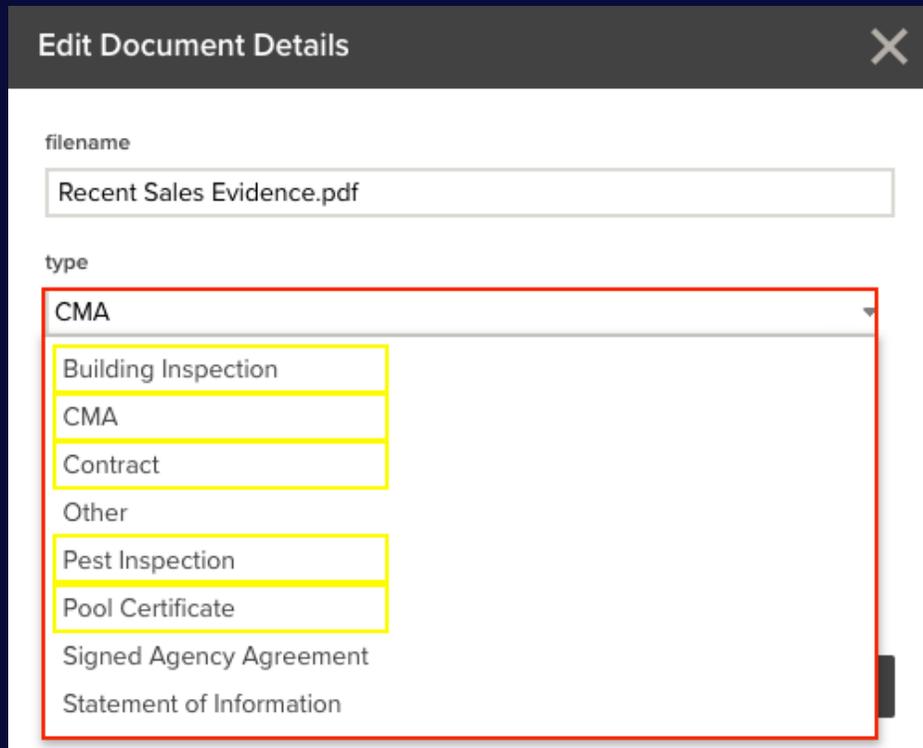
1. Documents...**including CMA**
2. Price
3. Authority Type
4. Property attributes
5. Property features
6. Property area
7. Rates & fees
8. Events (OFI's and Auction)

Documents



STEP 1 - Find your listing in REX and click on the 'Documents' tab

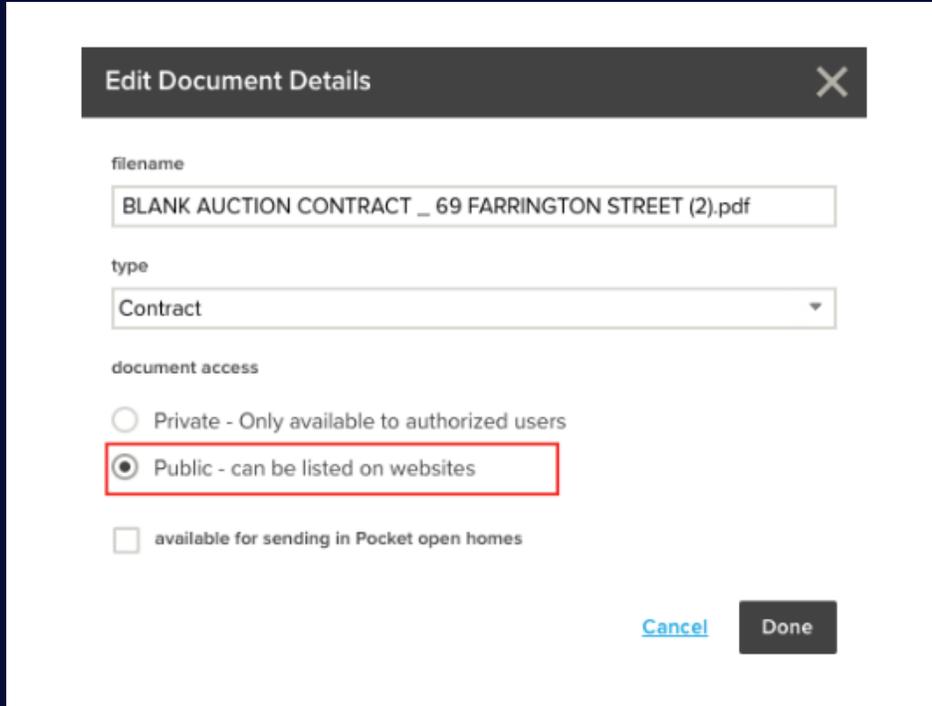
STEP 2 – Click the red + button to upload documents as PDF's



STEP 3 – Ensure the correct document “type” is selected for each file that you are uploading so that GaiLE grabs the correct file. The document “types” that GaiLE can currently supports are:

- CMA
- Building Inspection
- Contract
- Pest Inspection
- Pool Certificate

Documents



Edit Document Details ✕

filename
BLANK AUCTION CONTRACT _ 69 FARRINGTON STREET (2).pdf

type
Contract

document access

Private - Only available to authorized users

Public - can be listed on websites

available for sending in Pocket open homes

[Cancel](#) Done

STEP 4 – Once the documents have been uploaded they must be marked as ‘Public’ for Enliven to access them

STEP 5 – Click “Done”

Price

Key Details	More Info	Marketing	Events	Documents	Legal	▼
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Price
advertise as **FOR SALE** match as \$1,450,000

If there is a public CMA in REX, GaiLE will send that to buyers when they enquire about price.

If there is no public CMA in REX, GaiLE will direct buyers to contact agent and endeavour to capture their contact details.

Key Details	More Info	Marketing	Events	Documents	Legal	▼
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Price
advertise as **Offers Over \$599,000** match as \$550,000

GaiLE will answer price enquiries with the price guide.

Authority Type

Listing Details			
date listed	10 Jan 2023	expires	11 Mar 2023
		period	61 days
authority	Auction	agent 1	Richard Bischoff
		agent 2	Justine Wagner

NOTE: If a CMA has been made 'Public' in REX, GaiLE will also provide that CMA to buyers that enquire about price for Auction properties.

For properties going to Auction, GaiLE will note that a price guide cannot be supplied as the price will be decided on the day. This is in line with QLD legislation.

GaiLE will also direct buyers to contact agent and endeavour to capture their contact details.

Rates & Fees

Rates	
council rates	\$480.95 approx per quarter
water rates	\$352.35 approx per quarter
body corporate	\$7,081.32 approx per annum

This is a very common question, particularly, for apartments.

GaiLE will respond with the exact wording from REX so provide as much detail as you can.

Property Attributes

Property Attributes			
bedrooms	5	bathrooms	3
ensuites	1	toilets	3
living areas	0	garages	6
car ports	0	open spa...	0
year built	—		

Enter as much detail as you can about the property attributes as GaiLE will access these data fields to augment the answers to buyer questions about basic property details.

Property Features

Features				
Air Conditioning	Built In Robes	Dishwasher	Fully Fenced	Pool - Inground
Remote Garage				

Enter as much detail as you can about the property features as GaiLE will read these features to better respond to specific questions about the property.

Property Area

Property Area	
build area 571 m2	land area 5090 m2

A common question as a lot of buyers want to know both the land size and dwelling area.

Events

Open Homes + add open home			
date	start	finish	agent
13 May 2023	9:00 AM	9:30 AM	Joanna Gianniotis
16 May 2023	12:30 PM	1:00 PM	Joanna Gianniotis
20 May 2023	11:15 AM	11:45 AM	Joanna Gianniotis
24 May 2023	12:00 PM	12:30 PM	Joanna Gianniotis
27 May 2023	11:15 AM	11:45 AM	Joanna Gianniotis
3 Jun 2023	10:30 AM	11:00 AM	Joanna Gianniotis

GaiLE will only promote open home times that are in the future so please ensure your OFI's times are entered and accurate.

If the property is going to Auction, GaiLE can also supply those details to buyers.

Place.

