

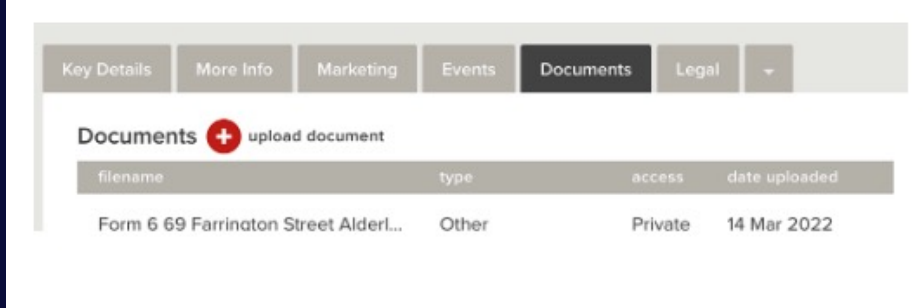
Place.



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)

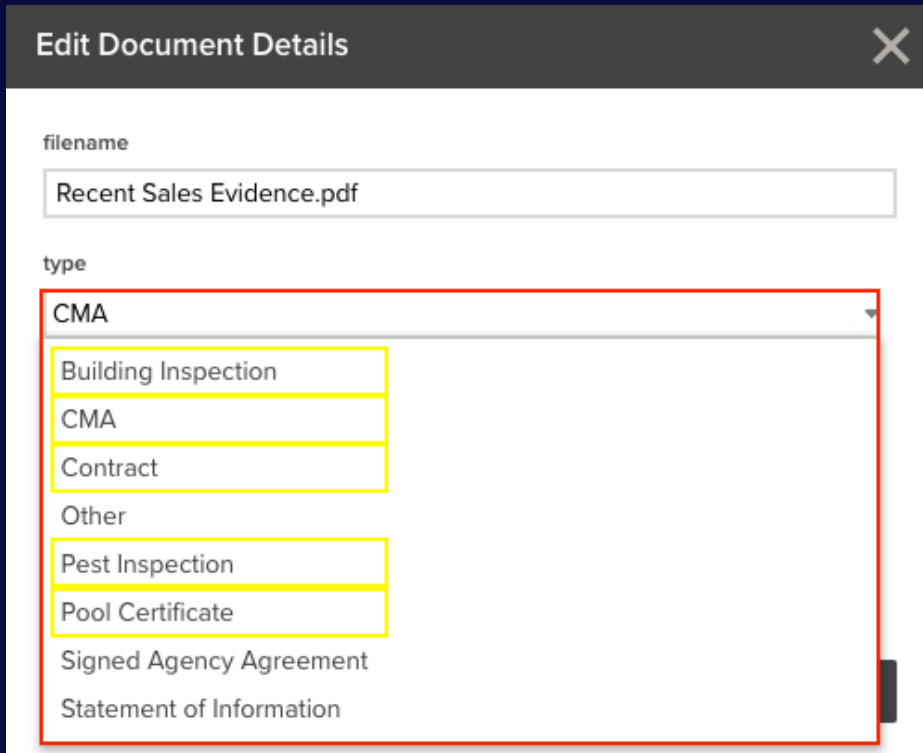
Documents



filename	type	access	date uploaded
Form 6 69 Farrington Street Alder...	Other	Private	14 Mar 2022

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



filename

Recent Sales Evidence.pdf

type

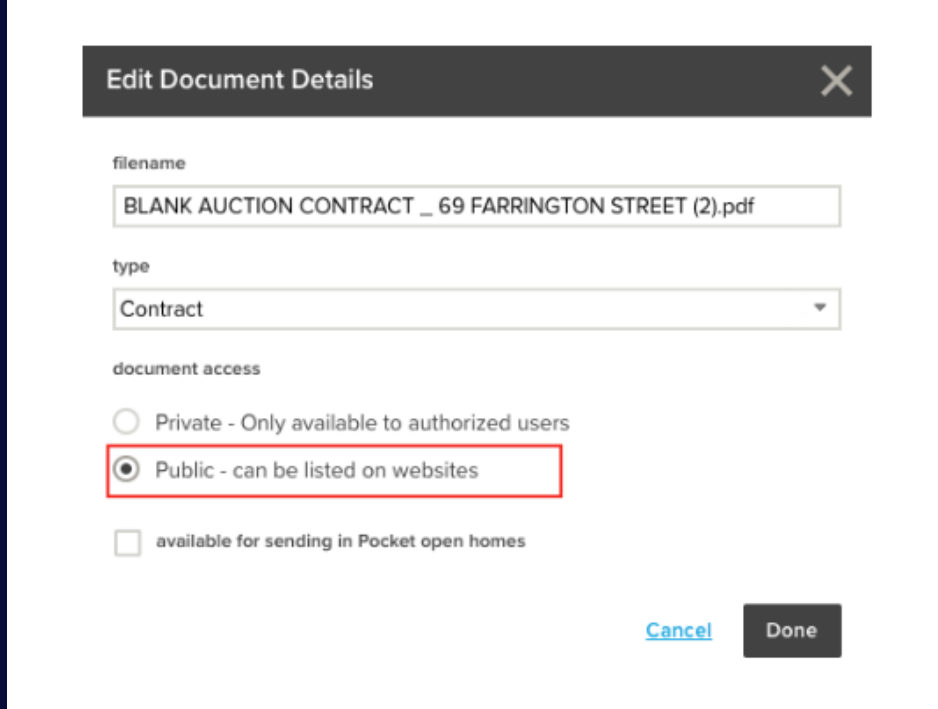
CMA

- Building Inspection
- CMA
- Contract
- Other
- Pest Inspection
- Pool Certificate
- Signed Agency Agreement
- Statement of Information

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

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.

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.

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.

