



EXCHANGEHOUSE™

PROPERTY YOUR WAY

AN ONLINE PLATFORM TO BUY AND SELL PROPERTY



*"We're very happy with the result, thank you.
It was good to be able to watch the auction
take place from London as well!"*

Vendor
Beaumont Hills

exchangehouse.com.au

info@exchangehouse.com.au

1 300 76 60 12

ACHIEVE THE BEST RESULT

- Buyers have up to 24 hours to increase on each bid
- Your Agent has time to connect with all buyers
- Confidence that bidding has been exhausted at the maximum price

LESS PRESSURE

- Sit back and have up to 24 hours to consider bids
- Property automatically sells to the highest bidder at/above reserve

CONVENIENCE & TRANSPARENCY

- Follow the auction from anywhere
- Receive email alerts for all bids as they happen

WIDEST AUDIENCE

- Increase the number of potential buyers, interstate and overseas, by leveraging the reach of the internet

CONTROL

- Reduce your reserve or vary commencement date at any time
- The next minimum bid increases slightly each hour to maintain price momentum

CONFIDENCE & SECURITY

- All bids are binding under auction conditions
- We automatically exchange contracts on your behalf (and the purchaser) with the purchaser paying your agent the deposit
- All bidders ID are stringently verified

HAVE A MIDWEEK AUCTION

- More appealing and convenient for buyers
- With bidding, majority of auctions run for 2-3 days

GENERAL

Who are we?

Exchangehouse is a first for the Australian property market. A fully integrated online platform, for vendors to list their property via their Agent, with buyers placing binding bids (online auction) or making offers to buy (online private treaty).

Exchangehouse is a government regulated business, fully licensed and insured in Queensland, Victoria and New South Wales.

Exchangehouse introduces numerous innovative methods and rules to buy and sell property. It brings high levels of transparency and efficiency, is cost effective, dynamic and all information is real time. Buy and sell property online, 24/7 and at your convenience, anywhere, anytime...property your way.

How do I know agents, vendors and buyers are real?

Exchangehouse verifies the licensee before an agency can list properties. The vendors and bidders are verified against government databases.

SELLER

What is the Opening Bid Call?

Exchangehouse automatically calculates for each property, a randomly generated opening bid amount called the Opening Bid Call (OBC) when the reserve is set. The OBC is within a reasonable range of the reserve. The OBC is the price the property auction will start bidding with and is shown on the property details page. The OBC can be used as a guide for buyers to determine if the property is within their budget.

Do I get to choose the Opening Bid call?

Yes. You will be presented with a choice of five OBC amounts, all within different ranges of the reserve. You simply select the OBC amount which will be displayed when your

property auction commences. The OBC is the price the property auction will start with and is shown on the property details page.

After I list, can I change the reserve on the property?

Yes. At any time, although you can only lower it. Do this to either attract bids, or enable acceptance of any bid placed.

Can I withdraw the property before any bids are placed?

Yes. You can withdraw the property if the auction has not commenced or no bids have been placed. You will not be able to relist the property at a higher reserve for 90 days.

Can I withdraw the property after a bid is placed on it?

No.

Are vendor bids permitted?

Yes. One (1) vendor bid is permitted, and if made, is clearly labelled and indicated to the public.

Is the reserve price disclosed?

The reserve is never disclosed.

Once the reserve is met, does the property just sell for that amount?

The property will sell for the last highest bid above the reserve.

How does exchange of contracts occur?

We sign the contract of sale on behalf of the vendor and purchaser. The purchaser is then legally obliged to pay the required deposit to the Agent within 48 hours.

What if the successful bidder changes their mind and/or does not want to exchange?

Exchangehouse will sign the contract on their behalf and execute exchange.

How long could an auction actually go for?

As long as bids are being made, the auction will run. It ends when a bid sits for a full 24 hours.

Why does the “Minimum Next Bid” keep increasing each hour?

To encourage interested bidders to place a bid early.

Can/how do I negotiate with the highest bidder if the property passes in not reaching the reserve?

Yes, if the highest bidder agrees for us to pass on their details.

I have forgotten my login password or account is locked out after three attempts?

Simply click on the forgot password link, enter your email address and enter your mother's maiden name entered when you Joined Us. You will receive an email with a temporary password which you use to login. After logging in you will be asked to change your password.

BUYER

Why do I have to register every time for each property?

Current legislation requires this.

When can I register to bid on a property?

You can register to bid on a property any time before or during the auction.

When can I place a bid on a property?

You can register to bid on a property any time before or during the auction.

What is the Opening Bid Call?

The Opening Bid Call (OBC) is the price the auction will start bidding at within a reasonable range of the reserve.

How do I know when the reserve is met?

All bids are binding and any bid can be accepted. So disclosure of the reserve is irrelevant.

Can I change my mind after placing a bid?

No. All bids are binding.

Why does the “Minimum Next Bid” keep increasing each hour?

The minimum next bid increases each hour to maintain a dynamic auction environment and encourage early bidding. When a bid is first placed, the minimum next bid is only slightly more. This enables you to outbid someone with as little as a few thousand dollar on a multimillion dollar property. This minimum next bid amount increase slightly every hour. So the longer you wait to outbid someone, the higher the minimum next bid will be.

How will I know if my bid is successful/has been accepted?

You will immediately receive an email and SMS notice.

Can I place a bid against myself?

Yes you can, but this new bid will reset the 24 hour clock

Why does my bid have to stand uncontested for 24 hours to be the highest bidder? Why not sooner?

24 hours is the shortest time for several reasons being;

- It gives everyone a fair chance to bid,
- Prevents a bid being placed and then an auction ending in the middle of the night
- Different time zones for bidders
- Gives the vendor a fair chance to reduce their reserve to accept a bid before the auction ends

How does exchange of contracts occur?

We exchange contracts on your behalf. You are required to pay the Agent the required deposit within 48 hours.

Is there a “cooling off” period after exchange of contracts?

No. Under auction rules contracts are exchanged unconditionally with no cooling off period.

Can/how do I negotiate to buy the property if it passes in?

Contact Exchangehouse and we will put you in touch with the Agent/Developer.

Why can't I bid on several properties at once?

Given all bids are binding, by default, you can only have 1 current bid live at any time. You can have more than 1 current bid live only by exception and by contacting Exchangehouse first.

When does the \$1000 bidders bond get refunded?

The \$1,000 bidders bond is refunded within 24-48 hours of the auction ending.

I don't have \$1000 credit card limit?

Credit cards can be in credit. Simply transfer \$1,000 from your deposit saved to your credit card.

What if I accidentally entered the wrong residential address and proceeded to verify myself?

It is important that you enter the address that is on your driver's license and/or where you are enrolled to vote, even though you may be temporarily living somewhere else. If you make a mistake though, you can correct your address details on the verification page when you select "driver's license" or "electoral role" categories.

What if I want to make variations to the Contract of Sale that is listed on the site?

Exchangehouse are not involved in any variations to the contract as listed. That is the contract we will exchange on your behalf if you are the winning bidder. What we do offer is a 'Request Changes to Contract' form in the 'Downloads' section, which your solicitor/conveyancer can complete and have the vendor or their Agent execute, agreeing to any variations.

I have forgotten my login password or account is locked out after three attempts?

Simply click on the forgot password link, enter your email address and enter your mother's maiden name entered when you Joined Us. You will receive an email with a temporary password which you use to login. After logging in you will be asked to change your password.

Castle Hill
NSW Agent

"The platform gave us time to negotiate the best bid from the buyer before the auction ended. We appreciated having a few hours to do this instead of 2-3 minutes at a conventional high pressure onsite auction. The property sold under auction conditions being unconditional and exchanged immediately. What a great method of sale to achieve the optimal result for all parties!" Ray White

Castle Hill
NSW Buyer

"Very exciting and a whole new experience to buy a house on online auction. We got our dream house thanks to it!"

Rouse Hill
NSW Agent

"The auction went very well, both the buyer and seller were pleased with the result. They could see the auction happening even though the seller was far away in regional NSW and the buyer out for dinner with friends while bidding!" Ray White

Rouse Hill
NSW Vendor

"Well it looks like the bidding has finished and we have achieved \$1.15m ! Thank you very much for your efforts over the past weeks during the auction phase. We are delighted with the price and now we can move on with the next phase in our lives. "

Beaumont Hills
NSW Agent

"Wonderful result! Sold, well above reserve! Could not have been achieved without the ExchangeHouse platform, as the buyer was in Hong Kong bidding, the vendor in London, and the under bidder in Sydney. " Ray White

Beaumont Hills
NSW Vendor

"We're very happy with the result, thank you. It was good to be able to watch the auction take place from London as well! "

Lilyfield
NSW Agent

"I wanted to take this opportunity to thank you for the unique experience of listing & selling a property through your website. I found the whole experience to be incredibly beneficial for both myself and the client. Although my role in the transaction didn't change, the online platform allowed for us to extract the best possible price and exceed the

reserve. The transparency and regular updates were helpful and everyone involved in the very competitive bidding process walked away without feeling hard done-by. The ultimate objective in any sale is to deliver your client a result they are delighted with mine were ecstatic! Thank you again, I look forward to working with you again in the future. " BresicWhitney

Taree
NSW Vendor

"Hello Mark, I write to thank you for the high level of personal and professional service I enjoyed as a recent customer. I believe Exchange House offers an excellent alternative to current auctions as a method of sale, Having a bidding start figure which is factual removes the need for ambiguity regarding price, a perennial problem with the old method, no more smoke and mirrors. Having every bid stand for 24 hours gives time for due consideration, a reasoned decision to be made, and it relieves the high pressure of an instant decision. These are important distinctions which make Exchange House a better option. Best wishes. "

Redfern
NSW Agent

"Hello Mark, Hi Mark, It was great to experience a new style of selling. Using Exchangehouse was an easy process and the team were helpful and really accessible to provide assistance throughout. Property information and images were really easy to upload and Exchangehouse took care of the rest. Delisting the property once sold was simple and quick. Overall the whole experience was smooth and hassle free. Thanks again for everything and we hope you have a lovely Christmas and New Year. Kind regards. "

Redfern
NSW Vendor

"Hi Mark I write to provide feedback on my recent experience using Exchangehouse.
- My agent quoted me a standard auctioneer fee of \$595. Your listing fee compared favourably,
- The site felt secure at all times,
- It was convenient and easy to use,
- The flexibility of the increase in bid per hour is good and flexibility of de-listing worked well and
- The additional marketing provided by Exchangehouse (letterbox drop

Testimonials



*of flyers, social media etc) was very good.
Overall a professional, convenient and pleasant experience. Thanks "*

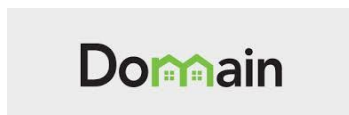
**Randwick
NSW Vendor**

" Hello Mark Its so refreshing to see a new direction offered to the real-estate business. For so long now processes have been stagnant producing questionable outcomes at the sale of properties. ExchangeHouse removes many of these issues. As a vendor I found the site very easy to use and absolutely loaded with security features, something that I highly prioritise. This along with the alerting system made it easy and exciting to use. My wife and I would like to thank you for your professionalism and we look forward to listing with your platform again in the near future. Regards. "

Media Links

Read our articles and view videos by visiting our media page link:

https://exchangehouse.com.au/content_pages.php?page=news




Auction Due to Commence






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PROPERTY YOUR WAY

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138 Grand pde Bonnell's Bay, Bonnell's Bay
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Ray White®

Current Bid : ~

Opening Bid Call (OBC) : \$556,760

Bids : ~

Watchers : 5

Bidding Commences : 21 Days, 5h 56m 27s
(Aug 18, 2015 17:00)

Time to bid the OBC : ~

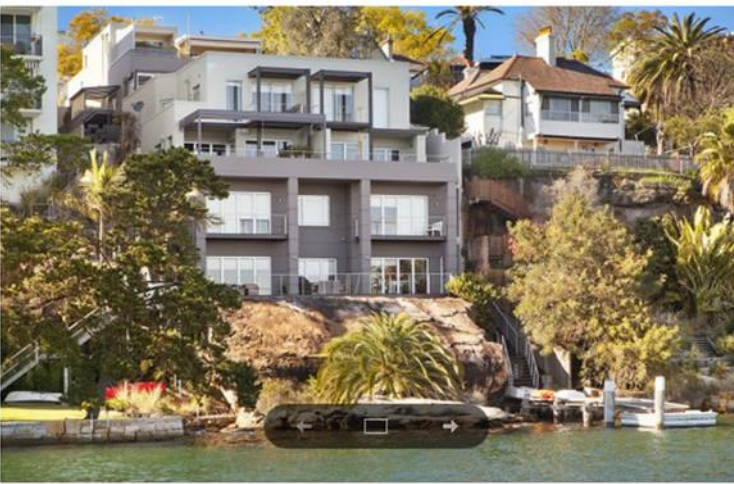
Time to Outbid : ~






Minimum Next Bid : ~

[Register to Bid for this Property](#)
[Place a Bid](#)

Auction Commenced

2/8 Gow Street, Balmain
3 2 2
[Print View](#)
[Watch this Property](#)
[Send this auction to a Friend](#)



Ray White.

Current Bid : AUD 3,500,000

Opening Bid Call : AUD 1,935,000

Bids : 52 [[view history](#)]

Watchers : 10

Bidding Commences : **Open**
(Sep. 27, 2014 12:00:00)

Time to Meet Call : **Met**

Time to Outbid : 23h 53m 03s

Minimum Next Bid : AUD 3,503,870

[Register to Bid for this Property](#)
[Place a Bid](#)

Bidding History

Bid History For 45 Beaumont Drive, Beaumont Hills

Bidder ID	Bid Amount	Date
BIDDER-2	\$804,415	Mar 18, 2015 19:51
BIDDER-3	\$803,070	Mar 18, 2015 19:50
BIDDER-2	\$801,725	Mar 18, 2015 19:42
BIDDER-3	\$800,380	Mar 18, 2015 19:39
BIDDER-2	\$799,035	Mar 18, 2015 19:38
BIDDER-3	\$797,690	Mar 18, 2015 19:32
BIDDER-2	\$796,345	Mar 18, 2015 19:30
BIDDER-3	\$795,000	Mar 18, 2015 19:26
BIDDER-2	\$792,105	Mar 18, 2015 19:26
BIDDER-3	\$790,760	Mar 18, 2015 19:25
BIDDER-2	\$789,415	Mar 18, 2015 19:24
BIDDER-3	\$788,070	Mar 18, 2015 19:21

Placing a Bid

Bidder ID: BIDDER-1

You are bidding on: 77a Ryan Street, Lilyfield

Your maximum bid must be higher than the current minimum bid.



Address : 77a Ryan Street, Lilyfield

Legal : 120

Minimum Bid : AUD1,427,200

Your Bid : \$

Place Bid

*** IMPORTANT NOTICE ***

Your BID is BINDING

Your BID could be ACCEPTED

If your BID is ACCEPTED or MEETS/EXCEEDS THE RESERVE,

ExchangeHouse will execute the contract on your behalf (or the person/company if you are bidding on their behalf).

Confirmation of your Bid

Your bid of \$1,430,054 has now been placed against property
 "77a Ryan Street, Lilyfield"

Good luck and we will alert to all activity on this property.
 You will be redirected back to the property shortly.

Auction Closed

45 Beaumont Drive, Beaumont Hills

[Print View](#)

[Send this auction to a Friend](#)

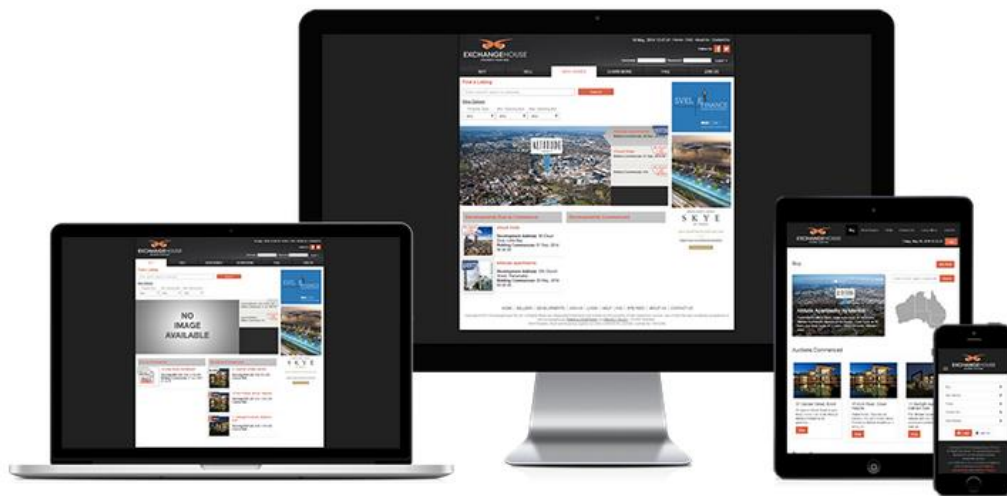


Ray White.

Result	: Sold
Price	: Sold for \$804,415
# Bids	: 40 [view history]
Date Sold	: Mar 19, 2015 19:51

Learn More

Visiting our Learn More page link for more details:
<https://exchangehouse.com.au/learn.php>



Buy and sell property **24 x 7** on any device.

Thanks to the internet, your property now has an international online audience.

This is the future, **Property Your Way!**