

## SELLERS DISCLOSURE STATEMENT

Seller(s): Sumanth Kesireddy & Kavya Nami Reddy

Address: 15 Greenham Way Bertram WA 6167

Please put a cross/tick in the correct box against **EVERY** question – if the question does not apply then please select the N/A Box

| N/A | YES    | NO | DON'T KNOW | QUESTIONS                                                                                                                                                                                                          |
|-----|--------|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |        | X  |            | Have any structures been added to the property during the term of the Sellers ownership? (E.g. the main dwelling & additions & alterations to it, patios, garages, outbuildings, sheds, fences).                   |
|     | X      |    |            | Do ALL structures on the property have approval by the relevant local authority? If “No” or “Don’t Know” complete either Annexure “Council Plan Request” or “Unapproved Improvements                               |
|     | X      |    |            | Is each dividing fence and boundary wall on the boundary of the property?                                                                                                                                          |
|     |        | X  |            | Does the property have a swimming pool / spa / water feature?                                                                                                                                                      |
| X   |        |    |            | If “YES” to the previous question, do all swimming pool, spa, water features and their safety barriers comply with current legal requirements? If “No” or “Don’t know” complete Annexure “Swimming Pool Compliant” |
| X   |        |    |            | Does the Seller warrant that all pool/spa/water feature pumps & filters & heating system will be in working order at Settlement?                                                                                   |
|     |        | X  |            | Is the Seller aware of any structural defects in the property’s residential dwellings? If “Yes” complete Annexure “Blank Special Conditions”                                                                       |
|     | X      |    |            | Does the property have working RCDs that satisfy State Gov. Regulations?                                                                                                                                           |
|     | X      |    |            | Does the property have working Hardwired Smoke Alarms that satisfy State Gov. Regulations?                                                                                                                         |
|     | X      |    |            | Is the property insulated?                                                                                                                                                                                         |
|     |        | X  |            | Is the property Tenanted? If “Yes” complete Annexure “Tenanted Property”                                                                                                                                           |
|     |        | X  |            | Bore – Is there a bore on the property?                                                                                                                                                                            |
| X   |        |    |            | Bore – Is it in working order?                                                                                                                                                                                     |
|     |        | X  |            | Is there a Septic System connected to the Property?                                                                                                                                                                |
| X   |        |    |            | Has the septic system been decommissioned?                                                                                                                                                                         |
|     |        | X  |            | Has the Seller received a notification from water/sewerage/electricity utility suppliers that require payment for future compulsory upgrades to connections? If “Yes” complete Annexure “Blank Special Conditions” |
|     |        | X  |            | Solar Power – Is there solar power at the property?                                                                                                                                                                |
| X   |        |    |            | If “Yes” to previous question, is the solar power in working order?                                                                                                                                                |
|     | X      |    |            | Reticulation – Is there reticulation on the property?                                                                                                                                                              |
|     |        |    | X          | If “Yes” to previous question, is the reticulation in working order?                                                                                                                                               |
|     |        | X  |            | Are there any current disputes regarding your property with neighbours, Local Council or any other third parties? If “Yes” complete Annexure “Blank Special Conditions”                                            |
| X   |        |    |            | Strata Properties: Are there any proposed changes to existing By-Laws? If “Yes” complete Annexure “Blank Special Conditions”                                                                                       |
|     |        | X  |            | Are there any other proposed changes to the property that would affect a potential Buyer’s use of the property? If “Yes” complete Annexure “Blank Special Conditions”                                              |
|     | X      |    |            | Are all fixtures, fittings & chattels in good title (not under finance)? If “no” complete Annexure “Blank Special Conditions”                                                                                      |
|     |        | X  |            | Was the property built between 2017-2022?                                                                                                                                                                          |
|     |        | X  |            | Does the property contain Iplex Pro-Fit Typlex 1050 resin Polybutylene plumbing pipes?                                                                                                                             |
|     |        | X  |            | Have there been any leaks of Iplex Pro-Fit Typlex 1050 resin Polybutylene plumbing pipes?                                                                                                                          |
| 0   | 1<br>X | 2  | 3          | How many working garage remotes will be provided at settlement?                                                                                                                                                    |



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#### CHATELS:

Fixtures and fittings, light fittings, fixed floor coverings and window treatments are included in the sale and staying in the property after Settlement EXCEPT for the following: (e.g. sheer curtains, floating shelves, tv brackets, garage shelving etc)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

#### MISCELLANEOUS ITEMS INCLUDED:

In addition to the Chattels above, list all other items that are included in the sale price (e.g. pool equipment, dishwasher, washing machine/dryer, theatre room equipment , speakers, TV etc.)

1. Dishwasher
2. A/C Unit in Living Area
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

#### ITEMS **NOT IN WORKING** ORDER:

List all the items that **will NOT be in working** order at settlement:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

By signing below, the Sellers warrant that the information contained herein is accurate to the best of their knowledge and the Buyers acknowledge they have received a copy of this Disclosure

THE SELLER/S (if Seller is a Corporation, they execute this Agreement pursuant to the Corporation Act)

Seller Signature: 

Date: 29-May-2025

Seller Signature: Kanya Nami Reddy

Date: 29-May-2025

THE BUYER/S (if Buyer is a Corporation, they execute this Agreement pursuant to the Corporation Act)

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_