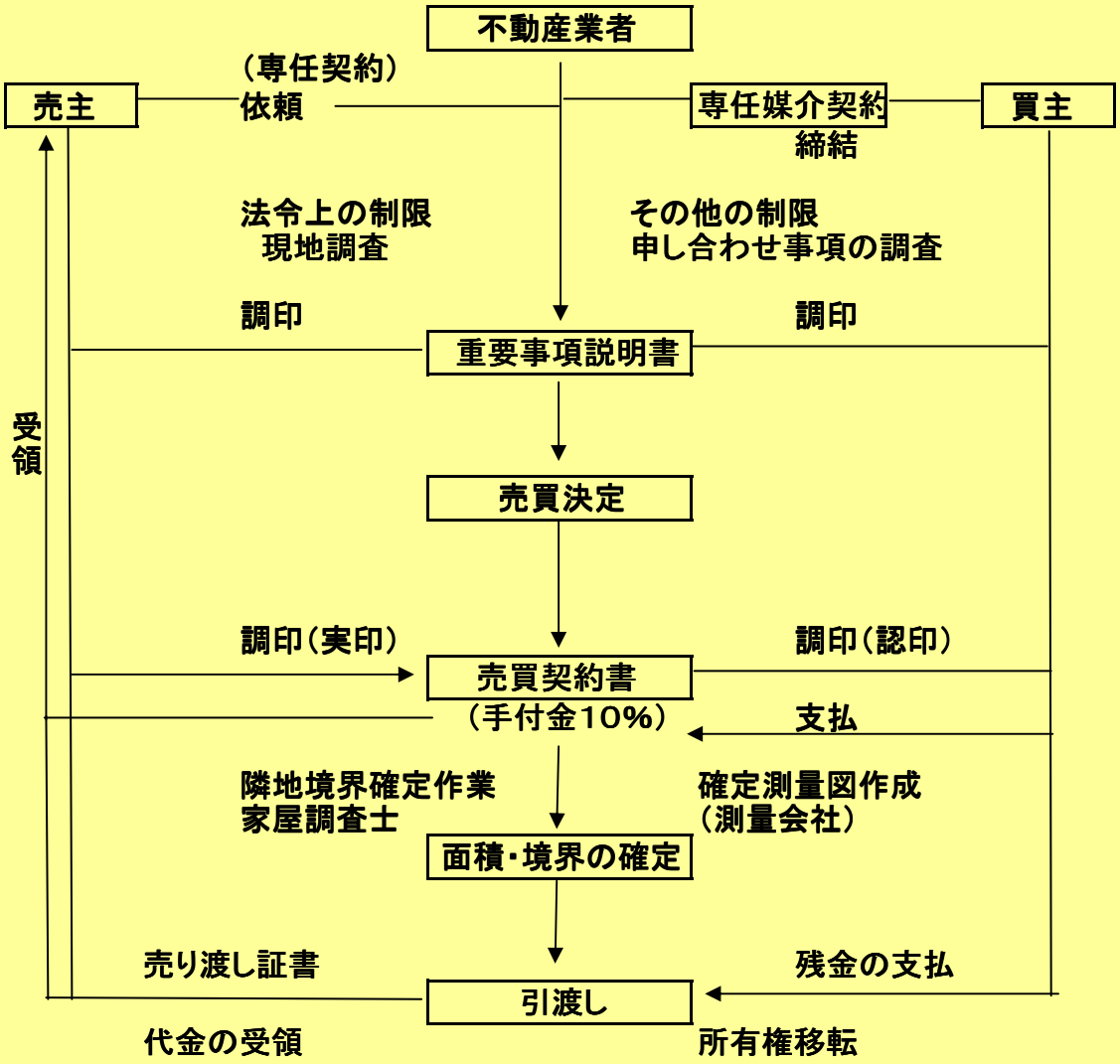不動産売買の手順について