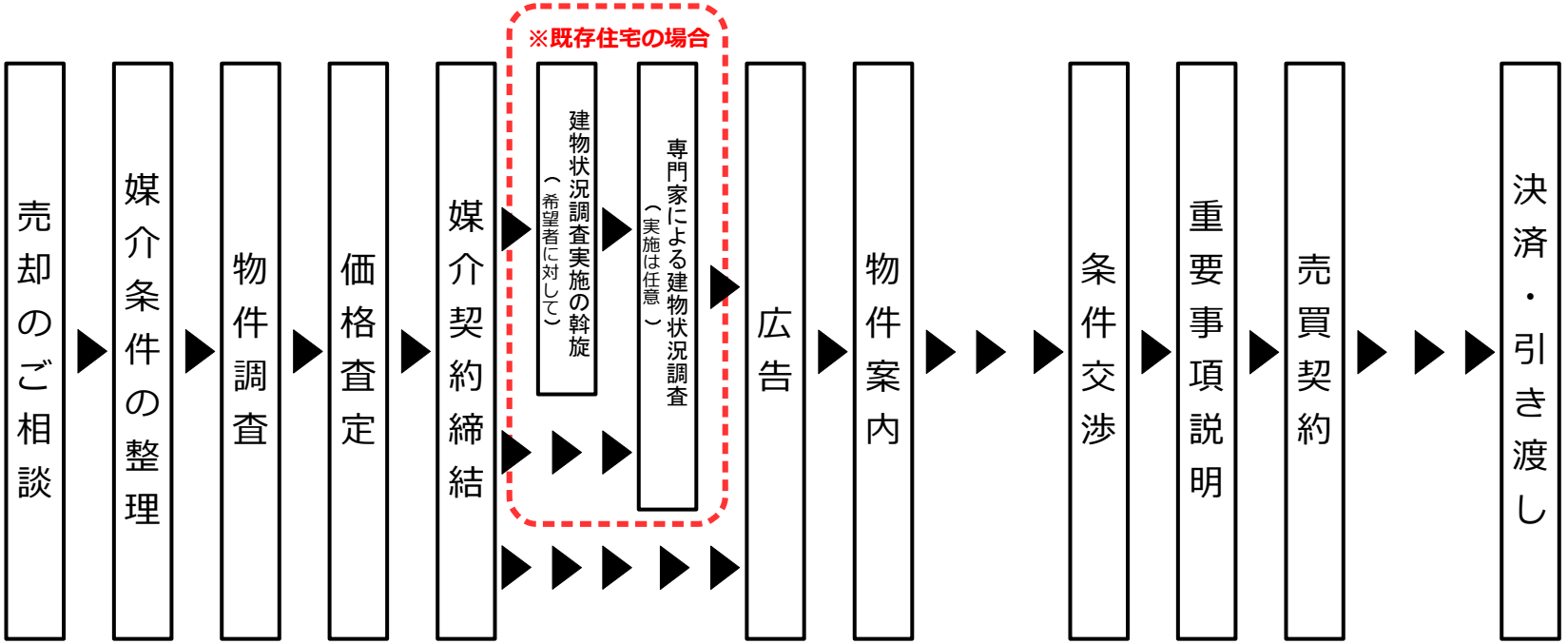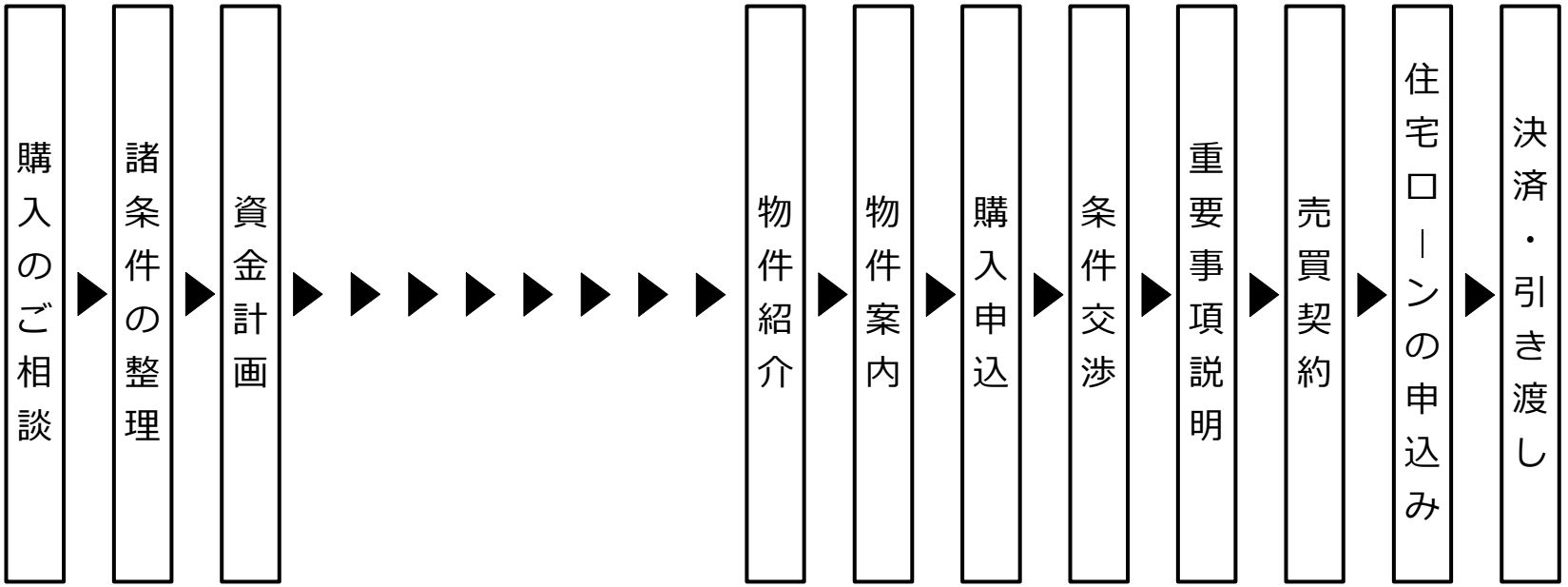売買・売買仲介（媒介）の流れ