

PARTICULARS AND CONDITIONS OF SALE OF FREEHOLD PROPERTY

at Ringwood.

PARTICULARS.

ALL THAT piece of land being part of Crown Portion 12 Parish of Ringwood  
 (Residential 17.18.19. & 20. as on plan *attached*)  
 City of Hornby, being the (Business lots numbered *17-20*) on the plan of *subdivision*  
 subdivision exhibited at the time of sale.

CONDITIONS.

1. The Conditions in Table A of the "Transfer of Land Act 1890" shall apply to this Contract with and subject to the alterations and modifications following.

*£65.*

2. The Purchaser shall immediately after the sale pay to the Agent a deposit in cash of *£65* of the purchase money and also then give *three* Promissory Notes for the residue of his purchase money in equal amounts at *12 months 24 months & thirty six* months with interest at the rate of *five* per centum per annum added to such Promissory Notes respectively and shall also sign this Contract.

3. The Vendor's Solicitors are Messieurs W. B. & O. McCutcheon 118 Collins Street Melbourne from whom a transfer can be obtained at a cost of Three guineas exclusive of Stamp duty.

4. The Purchaser shall pay the Vendor's Solicitors costs of their ~~preparing, executing, issuing, receiving, examining and obtaining the execution by~~ the Vendor of the transfer to the purchaser.

5. All rates taxes and other outgoings shall be borne by the Purchaser as and from the date hereof.

6. Time shall in all cases and respects be considered the essence of this Contract.

7. *Purchasers have the option of paying the bills before maturity with full rebate of interest thereon*

CONTRACT.

I, the undersigned, *Thomas Grant* as agent for the Vendors Messrs. J. A. H. Grant, J. J. Grant and T. Grant do hereby acknowledge that I have this day sold to *Walter Bamford & Philip Bamford* of *Box Hill* the property comprised in the foregoing Conditions of Sale for the sum of *£325*

AND *we* the undersigned, *Walter Bamford* and *Philip Bamford* do hereby acknowledge that *we* have this day purchased the said property for the sum above stated and *we* hereby agree to fulfil in all respects on *our* part the above Conditions of Sale.

Dated this *21<sup>st</sup>* day of *March* 1908.

*Thomas Grant* Agent  
 ..... Purchaser

Dr. TO Amount of Purchase money.....*£ 325*  
 \* Interest on Promissory Notes...*£ 25-19-0*  
 -----*£ 350-19-0*

Or BY Cash.....*£ 65*  
 \* Promissory Note at 12 months...*£ 99-13-4*  
 \* Promissory Note at 24 months...*£ 95-6-4*  
 \* Promissory Note at 36 months...*£ 90-19-4*  
 -----*£ 350-19-0*

PARTICULARS.

ALL THAT piece of land being part of Crown Portion 12 Parish of Ringwood  
 (Residential 17. 18. 19. & 20. as on plan *back*  
 City of Mornington being the Business lots numbered *^* on the plan of *plan*  
 subdivision exhibited at the time of sale.

CONDITIONS.

*Lbs.*

1. The Conditions in Table A of the "Transfer of Land Act 1890" shall apply to this Contract with and subject to the alterations and modifications following.
2. The Purchaser shall immediately after the sale pay to the Agent a deposit in cash of *Twenty five pds.* of the purchase money and also then give *three* Promissory Notes for the residue of his purchase money in equal amounts at *12 months 24 months & thirty six* months with interest at the rate of *five* per centum per annum added to such Promissory Notes respectively and shall also sign this Contract.
3. The Vendors Solicitors are Messieurs W. B. & O. McCutcheon 118 Collins Street Melbourne from whom a transfer can be obtained at a cost of Three guineas exclusive of Stamp duty.
4. The Purchaser shall pay the Vendors Solicitors costs of their ~~making, copying, conveying, and obtaining the execution by~~ the Vendor of the transfer to the purchaser.
5. All rates taxes and other outgoings shall be borne by the Purchaser as and from the date hereof.
6. Time shall in all cases and respects be considered the essence of this Contract.
7. *Purchasers have the option of paying the bills before maturity with full rebate of interest thereon*

CONTRACT

I, the undersigned, *Thomas Grant* as agent for the Vendors Messrs. J. A. H. Grant, S. J. Grant and T. Grant do hereby acknowledge that I have this day sold to *Walter Bamford & Philip Bamford* the property comprised in the foregoing Conditions of Sale for the sum of *£350* of *£325* .. *Bro. Hill* ..

AND *we* the undersigned, *Walter Bamford* *Philip Bamford* do hereby acknowledge that *we* have this day purchased the said property for the sum above stated and *we* hereby agree to fulfil in all respects on *our* part the above Conditions of Sale.

Dated this *21<sup>st</sup>* day of *March* 1908.  
*Thomas Grant* Agent

Dr.	TO	Amount of Purchase money.....	£ 325
	*	Interest on Promissory Notes....	£ 25. 19. 0
			£ 350. 19. 0
Cr.	BY	Cash.....	£ 65
	*	Promissory Note at 12 months...	£ 99. 13. 4
	*	Promissory Note at 24 months...	£ 95. 6. 4
	*	Promissory Note at 36 months...	£ 90. 19. 4
	*	Promissory Note at months...	£
			£ 350. 19. 0

Received above Cash and promissory notes 21/3/08  
*J Grant*  
 for Grant Bros



Andersons Ch Road.

17	18	19	20
40'	40'	40'	60 1/2'

White Horse Road  
J. G.

AT  
March 21<sup>st</sup> 1908

TRUSTEES OF LAND TRUST 1908

W. R. & O. H. TRUST, S. J.

W. R. & O. H. TRUST

TO

MR. Walter Bamford &

Philip Bamford

PARTICULARS AND CONDITIONS OF  
SALE

W. R. & O. H. TRUST,

Solicitors,  
Royal Insurance Buildings,  
113 Collyer Street,  
Liverpool.

350  
New - 10