



**CARTER**  
REAL ESTATE

|            |                                                                                                                                                                               |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dated      | 23 November 1931 (???)                                                                                                                                                        |
| Parties    | Vendor<br>Purchaser                                                                                                                                                           |
| Price      | £                                                                                                                                                                             |
| Property   | Unsold Lots of the Loma Loma Pty Ltd<br>Subdivision at Ringwood East<br>Various Lots<br>Certificate of Title Volume      Folio                                                |
| Terms      | £10 deposit<br><br>Balance £1 per lot per month payable in 5<br>years with 5% interest quarterly                                                                              |
| Agent      | C.E. Carter                                                                                                                                                                   |
| Comment    | Vendor will pay £3 per week for 4 weeks to<br>cover salesman's expenses for that period<br><br>Total selling commission to be 15%<br><br>Letter of Instruction to C.E. Carter |
| Solicitors | A.W.H. Akehurst, Melbourne                                                                                                                                                    |

**CE Carter & Son Pty Ltd**

ABN 390 062 316 16

•Licensed Estate Agent

•Auctioneers • Valuers

•Property Managers

128 Maroondah Highway

Ringwood Vic. 3134

PO Box 4112 DX 38080

Ringwood Vic. 3134

**Telephone: 9870 6211**

Facsimile: 9870 6024

Website: [www.carter.com.au](http://www.carter.com.au)

E-mail: [info@carter.com.au](mailto:info@carter.com.au)

**Directors:**

Richard A Carter BEc FREI FAPI

William Lyall B. Bus (Prop)

Licensed Estate Agents

K L Carter

Member of REIV

|            |                                                                                                                                   |
|------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Dated      | 23 November 1931 (???)                                                                                                            |
| Parties    | Vendor<br>Purchaser                                                                                                               |
| Price      | £                                                                                                                                 |
| Property   | Unsold Lots of the Loma Loma Pty Ltd<br>Subdivision at Ringwood East<br>Various Lots<br>Certificate of Title Volume      Folio    |
| Terms      | £10 deposit<br><br>Balance £1 per lot per month payable in 5<br>years with 5% interest quarterly                                  |
| Agent      | C.E. Carter                                                                                                                       |
| Comment    | Vendor will pay £3 per week for 4 weeks to<br>cover salesman's expenses for that period<br><br>Total selling commission to be 15% |
| Solicitors | A.W.H. Akehurst, Melbourne                                                                                                        |

*Letter of Instruction to C.E. Carter.*

AF.

405 Collins Street

Melbourne, Vic. Nov. 23rd 1931

C.E. Carter Esq.,  
Estate Agent,  
Main Street,  
RINGWOOD.

Dear Sir,

In confirmation of my telephone conversation of today I wish to place on record the following arrangements relative to the sales of the unsold lots of the Loma Loma Pty. Ltd. Subdivision at Ringwood East:

1. It is understood that sales are to be effected <sup>through</sup> the instrumentality of Mr. D.J. Murphy who will be engaged by you as salesman as on such terms as you and he may agree upon but so that the commission and salary mentioned below is payable to you as in full settlement of all obligations on the part of Loma Loma Pty. Ltd.

2. I attach a list of the unsold lots together with sale prices. The prices are those normally to be obtained but in extreme cases if you think necessary the £60 prices may be reduced to £50, the £80 to £60, the £100 to £80 and the £120 and £125 to £100. In each case the prices are quoted gross, that is, your commission comes out of the price.

3. The total selling commission to be 15%.

4. You to collect instalments, ~~on~~ which the commission rate is 5% (not payable on deposits); the Vendor reserves the right to take over collection at any time.

5. Until commission on each individual sale be paid in full one half of deposit and one half of the instalment is to be ~~complete~~ <sup>applied</sup> in payment of selling commission and the balance less collection commission is to be paid to the Vendor. When commission on each individual lot has been satisfied the whole of the collection on that lot less collection commission is to be paid to the Vendor.

6. Purchasers must be informed that they are only entitled to possession when they surround their block with a satisfactory fence. This is necessary as the orchard is let to a tenant subject to his complying with the Departmental requirements of spraying etc. The contract may also contain a clause that in the event of the death of the purchaser the purchaser's executor shall have the right to cancel but without being entitled to any refund. I shall endeavour to

AF.

405 Collins Street

Melbourne, C. Nov 23rd 1931

C.E.Carter Esq.,

forward you a copy of the usual form of contract.

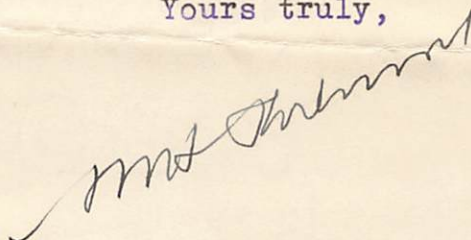
7. Terms £10 deposit balance £1 per lot per month payable in 5 years with interest 5% quarterly.

8. Vendor will pay £3 per week for 4 weeks to cover salesman's expenses for that period.

9. The Vendor reserves the right to determine present arrangements at any time. In that event you may within 14 days thereafter supply the Vendor with a list of prospects and if sale be subsequently made in any of these prospects you will be entitled to commission on the sale.

If possible I will forward you plan by this mail.

Yours truly,



ENCLOS.

AF.

405 Collins Street

Melbourne, C. 1 Nov 24th 1931

Mr C.E. Carter,  
Estate Agent,  
Main Street,  
RINGWOOD.

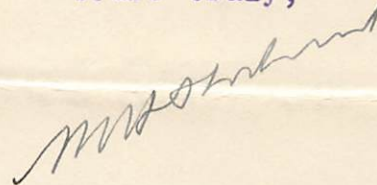
Dear Sir,

re Loma Loma Pty Ltd.

I enclose form of contract of sale to be used in  
this Subdivision and also two copies of relative plan.

Kindly take care of these as no others are now  
available.

Yours truly,



ENCLOS.

154 Little Collins St  
Wilmington Ct

Mr C Carter.  
 State Agent  
 Pringwood.

Dear Sir

Enclosed please find Plans of  
 Loma Loma & Malabar Estates those  
 lots marked thus X are sold.

Loma Loma lots. Price £50 per allotment  
 by taking the lot whole of the allotments unsold  
 we might even consider a less offer for them  
 as a whole. Singly the lots would be £100 each  
 or a lesser price for several by one purchase.  
 Malabar. Prices Lot 1. £225 per lot. 7. 8. 9. £  
 £750. 11. 12. 13. £175. 15. 16. 17. 18. £175. 25. 26. 27. £200.  
 28. 29. 30. 31. £175. 39. Crooned house £975.  
 53. 54. 55. £175.

Trusting you will be able to effect some  
 sales for us.

Yours faithfully  
 David H Lawrence.  
for Companies

AF.

405 Collins Street

Melbourne, C.1 Dec.1st 1931

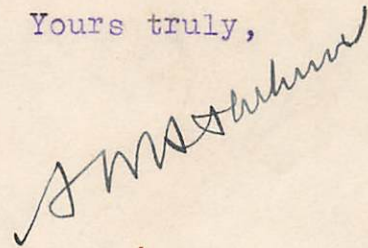
Mr. E. Carter,  
Estate Agent,  
Main Street,  
RINGWOOD.

Dear Sir,

re Loma Loma Pty.Ltd.

I enclose form of contract of sale for use in this matter. I have handed a copy to Mr. Murphy and told him to arrange with you as to signing contract.

Yours truly,



ENCLOS.

LOMA LOMA PROPRIETARY LIMITED

List of Unsold Lots with Selling Prices :

Lots 3.8.9.10.11.17.18.19.20      £80 per Lot.

Lots 21.22.23.26.27.28.29.33.34.  
38.46.48.49.50.51.54.55.56.  
57.58.59.60.61.62.      £100 per Lot.

Lots 42.43.      £120 per Lot.

Lot 63.      £125.

Lots 68.69.70.71.73.74.75.77.88.      £60 per Lot.

---