"TRANSFER OF LAND ACT 1915."

FREEHOLD LAND of Sale PARTICULARS AND CONDITIONS of L. L. ROAD. WANTIRNA. at situate

1-0-0

12-6 1-0-0

2-12-6

1-11-6

\$- ·4 0

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Particulars.

Dated

ALL THAT PIECE of land situate in L.L. Road Wantirna, having an area of 2 acres of thereabouts being part of Crown allotment 24 Parish of Scoresby County of Mornington and numbered 1067 in the Rate Book of the Shire of Fern Free Gully.

Conditions.

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1.-THE purchase money for the above-described property shall be the sum of Eighty pound

280)

to apply 2.-THE conditions in Table A of the "Transfer of Land Act 1915" shall this contract, subject to the following conditions :--

of the total amount of the purchase money, WANT stark may xthe wakanex story xxx xxx and as a 3.-- THE Purchaser shall on the signing hereof pay XXdeparsix in xash xof in cash. XIMITIAN

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and shall also sign the subjoined contract.

shall be apportioned premiums and other outgoings Gerk between Vendor and Purchaser up to date of 4.--ALL rates taxes insurance

ot at date of Works 5.--ALL moneys owing to the Melbourne and Metropolitan Board sale shall be paid by the Vendor.

into a Bank to a joint account in the names of the Vendor and Purchaser to abide the event and the and the Purchaser Vendor 6.-IF any dispute shall arise as to the title between the to pay the deposit money it shall be lawful for the Agent

Agent shall thereupon be free from all responsibility in the matter.

"TRANSFER OF LAND ACT 1915." Flee то

PARTICULARS

AND

Say \$5-0-0

Conditions of Sale of Interfactory of Sang awart- tille unter Jamas Courters Situate at Tdecat T.O.R. 10 • for the sum of £... C. E. CARTER, Auctioneer and Estate Agent, MAIN STREET, RINGWOOD. Phone: RINGWOOD 24. Stillwell & Stephens Pty. Ltd., 373 Lonsdale St.

7.-THE Vendor shall not be required to produce a title to the land sold in h own name but will transfer the property by direction on payment in full of purchase money and interest.

8.-THE property is sold subject to all existing tenancies and to all easements (if any) affecting the same, and to all reservations or conditions (if any) contained in the original grant from the Crown in respect of the property.

9.-THE fifth condition of the said Table A shall be read as if instead of the word "but" the words "if such mistake or error be discovered within 14 days from the day of sale but not otherwise" had been inserted.

10.-THE present and any future Moratorium Regulations under any War Precautions Act and any similar, provisions hereafter to be made shall be deemed to be excluded from operation as regards this Contract.

N.-THE Purchaser shall pay or bear the expense of all Stamp Duties on or in the respect of the transfer to h

12.-TIME shall be considered to be of the essence of the contract.

13.- THE Vendor will pay the legal costs and Government fees incurred by the purchaser in the preparation and registration of the Transfer to the purchaser of the property sold and for new title such costs and fees not to exceed £5-0-0/

do hereby acknowledge that I have this day sold to Ellen Fergus of the Basin, BAYSWATER the Property comprised in the foregoing Particulars

of Sale for the sum of £80-0-0

do hereby acknowledge AND I the undersigned Ellen Fergus. to have this day purchased the said Property for the sum above stated and hereby agree to fulfil in all

respects the above Conditions of Sale.

9th DATED this

Dr.

To Amount of Purchase Money, £

Cr.

By Deposit.....£

" Balance to be paid in accord-

ance with Condition 2 of

this Contract.....£

RECEIVED FROM Mrs Fergus the sum of £ 80-0-0 being the Cash Deposit set forth in the foregoing Conditions of Sale.

20 DUTY STAMP

CONTRACT

I, the undersigned, C. E. CARTER, of Ringwood, as Agent forthe Vendor

Frederick Jesse Hill of Alfred Street, BURWOOD.

192 9 October day of Celanto Agent for Vendor. Uleu Alergus Purchaser

(ju) 80-0-0

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b Eleated

| Dated | 9 th October 1929 | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Parties | Frederick Jesse Hill Ellen Fergus | Vendor Purchaser |
| Price | £80 | |
| Property | Situate at L.L Road, Wantirna Area of 2 acres Crown Allotment 24 Parish of Scoresby County of Mornington Numbered 1067 in the Rate Book of the Shire of Ferntree Gully | |
| Terms | total amount in cash upon signing contract | |
| Agent | C.E Carter | |
| Comment | | |