

CONTRACT

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

Frederick Jesse Hill of Alfred Street, BURWOOD.

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

AND I the undersigned Ellen Fergus. do hereby acknowledge 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.

DATED this 9th day of October 1929

C. E. Carter Agent for Vendor.

Ellen Fergus Purchaser

Dr.

To Amount of Purchase Money, £

£ 80-0-0

Cr.

By Deposit.....£
,, Balance to be paid in accordance 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.

2d. DUTY STAMP

C. E. Carter

7.—THE Vendor shall not be required to produce a title to the land sold in his 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.

11.—THE Purchaser shall pay or bear the expense of all Stamp Duties on or in respect of the transfer to him

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/

Dated	9 th October 1929	
Parties	Frederick Jesse Hill Ellen Fergus	Vendor Purchaser
Price	£80	
Property	Situates 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		