



Dated 10<sup>th</sup> October 1927

Parties Eric Francis Seymour Staker Vendor  
Stanley B. Harris Purchaser

Price £600

Property Situate in Wantirna Rd, Ringwood  
Being 3 acres 2 perches  
Crown Portion 10  
Parish of Ringwood  
County of Mornington  
Certificate of Title Volume 4359 Folio 871644  
and Volume 4214 Folio 842737  
“together with all buildings and erections thereon”

Terms £50 deposit  
Balance within 30 days

Agent C.E Carter

Comment

**CE Carter & Son Pty Ltd**  
ABN 39 006 231 616  
• Licensed Estate Agent  
• Auctioneers • Valuers  
• Property Managers  
128 Maroondah Highway  
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Directors:  
Richard A Carter BEc FREI FAPI  
William Lyall B. Bus (Prop)  
Licensed Estate Agents  
K L Carter  
Neil A Rhodes  
Member of REIV

DATED October 10th , 1927.

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RE

"TRANSFER OF LAND ACT 1915"

E. F. S. Staker. Esq.

WITH

S. B. Harris Esq.

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Particulars and  
Conditions of Sale

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C. E. CARTER

AUCTIONEER AND ESTATE AGENT

MAIN STREET, RINGWOOD

opposite Station

PHONE RINGWOOD 24.

**CONTRACT**

I, the undersigned, Charles E. Carter of Main Street, Ringwood, Auctioneer,  
as Agent for the Vendor Eric Francis Seymour Staker of 235 Brighton Road,  
St. Kilda.

do hereby acknowledge that I have this day sold  
to Stanley B. Harris of Manningtree Road, Hawthorn  
the property comprised in the foregoing Particulars of Sale for the Sum of Six Hundred <sup>4</sup>/<sub>100</sub> Pounds  
and I the undersigned Stanley B. Harris  
do hereby acknowledge that I have this day purchased the said property for the sum above  
stated and I hereby agree to fulfil in all respects on my part the above conditions of sale.

Dated this 10th, day of October, 19 27.

Signature C. E. Carter Agent for Vendor.  
Signature S. B. Harris Purchaser.

Dr. Cr.  
To amount of purchase money £600.0.0 By Cash £600.0.0

Received from the Purchaser the sum set out as deposit

TWOPENNY STAMP Signature C. E. Carter Agent or Vendor

I confirm the above Sale  
E. F. Staker

The Purchase price for the said property shall be £600.0.0

2.—THE Purchaser shall pay a deposit in cash of Fifty pounds and shall pay the balance of the Purchase money within Thirty days (30) from the date herof.

and shall also sign this contract.

3.—ALL rates taxes assessments charges insurance and other outgoings shall be borne by the Vendor to the date of acceptance of Title. and by Purchaser from that date and apportioned and adjusted accordingly between the Vendor and Purchaser.

4.—~~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.~~

5.—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.

6.—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.

7.—THAT time shall be considered the essence of the contract.

## Particulars and Conditions of Sale of Freehold Land

situate in Wantirna Road, RINGWOOD.

### PARTICULARS

ALL that piece of land containing 3 acres and 2 perches or thereabouts being part of Crown Portion 10 Parish of Ringwood County of Mornington and being the whole of the land more particularly described in Certificate of Title Volume 4359 Folio 87I644 and Volume 42I4 Folio 842737. Together with all buildings and erections thereon.

### CONDITIONS

1.—The conditions in Table A of the "Transfer of Land Act 1915" shall apply to this Contract subject to the following alterations:—