

Dated

192

"TRANSFER OF LAND ACT 1915."

H. Kelly, Esq,

TO

PARTICULARS

AND

Conditions of Sale

of Property,

Situate at Alexandra Av.

for the sum of £ 650- 0-0

C. E. CARTER,
Auctioneer and Estate Agent,
MAIN STREET, RINGWOOD.

Phone : RINGWOOD 24.

Stillwell & Stephens Pty. Ltd., 373 Lonsdale St.

"TRANSFER OF LAND ACT 1915."

PARTICULARS AND CONDITIONS of Sale of FREEHOLD LAND
situate at ALEXANDRA ROAD. RINGWOOD.

Particulars.

ALL THAT PIECE of land having an area of 2 acres 3 roods,
and 38 perches of thereabouts, being Crown Grant Allotment 10
Section B Parish of Ringwood County of Mornington, being the
land described in Certificate of Title Volume 3479
Folio 695746. Together with all buildings erected thereon.

Conditions.

1.—THE purchase money for the above-described property shall be the sum of £650- 0-0

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

3.—THE Purchaser shall on the signing hereof pay a deposit in cash of
of the total amount of purchase money, and shall pay the balance of purchase
money

and shall also sign the subjoined contract.

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

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

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

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.—PENDING completion of the purchase the Purchaser shall be deemed the tenant of the property from the Vendor from Week to week at the weekly rental of _____ and all moneys so received shall be taken as in part payment of the purchase money herein.

14.— SHOULD the purchaser make default in payment of any instalment of the purchase money or other sum of money owing hereunder as and when due or in the performance or observance of any of these conditions then the whole of the Purchase money and other moneys owing hereunder shall at the option of the Vendor become immediately due and recoverable.

15.— THE Purchaser shall so long as any money remains due under this Contract insure and keep insured against loss or damage by fire in the names of the Vendor and the Purchaser in a public insurance company in Melbourne to be approved of by the Vendor - all buildings and erections for the time being standing or being on the land sold up to the full insurable value thereof.

16.— WHILST any money shall remain unpaid hereunder the purchasers shall keep or cause to be kept all buildings and erections on the said land in good and tenantable repair and condition and shall not make any alteration therein or thereof without the consent of the Vendor is first obtained.

17.— THE Purchaser shall have the option of paying off the residue of the purchase money at anytime before the due date together with interest thereon to date of such payment only.

CONTRACT

I, the undersigned, C. E. CARTER, of Ringwood, as Agent for the Vendor
Harry Kelly of Alexandra Road, Ringwood East,

do hereby acknowledge that have this day sold to

the Property comprised in the foregoing Particulars
of Sale for the sum of £ 650- 0-0

AND the undersigned 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 day of 192

.....
Agent for Vendor.

.....
Purchaser

Dr.

To Amount of Purchase Money, £

£ 650-0-0

Cr.

By Deposit.....£

„ Balance to be paid in accord-
ance with Condition 2 of
this Contract.....£

£ 650-0-0

RECEIVED FROM M

the sum of £

being the Cash Deposit set forth in the foregoing Conditions of Sale.

2d
DUTY
STAMP