

CARTER
REAL ESTATE

Dated 3 July 1926

Parties Harry Jackman Vendor
Domenico Casamento Purchaser

Price £400-0-0

Property Situate Peacedale Grove
Blackburn
Lots 11, 12, 13 & 14
Plan of Subdivision known as
Peacedale Estate
Title Volume 4054 Folio 810714

Terms £20 deposit
Balance £4 monthly for 5 years
Interest 6%

Agent C.E. Carter

Comment Contract signed by Vendor, Purchaser & by
C.E. Carter
Note Lots 13 & 14 resold
15 December 1927 for £250 -

CE Carter & Son Pty Ltd

ABN 390 062 316 16

- Licensed Estate Agent
- Auctioneers • Valuers
- Property Managers

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William Lyall B. Bus (Prop)

Licensed Estate Agents

K L Carter

Member of REIV

DATED

July 3rd,

1926

RE

"TRANSFER OF LAND ACT 1915"

Mr. D. Casamento.

WITH

MR. H. Jackman.

Particulars and
Conditions of Sale

Lots. 11, 12, 13 and 14.

Peacedale Estate.

C. E. CARTER

AUCTIONEER AND ESTATE AGENT

MAIN STREET, RINGWOOD

opposite Station

PHONE RINGWOOD 24.

Particulars and Conditions of Sale of Freehold Land

Situate in Peacedale grove Blackburn.

PARTICULARS

All that piece of land being lots 11,12,13 and 14 on Plan of Subdivision known as Peacedale Estate being part of Crown Portion 77 Parish of Nanawading County of Bourke being part of the land described in Certificate of Title 4054 Folio 810714.

CONDITIONS

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

The purchase price for the said property shall be £400.

2.—THE Purchaser shall pay a deposit in cash of £20.0.0 and shall pay the balance of the purchase money by ^{Monthly}~~weekly~~ instalments of £4.0.0 and shall pay interest in the mean time at the rate of 6 per centum per annum on such balance or portion thereof for the time being unpaid, such interest to be paid quarterly.

Such instalments and balance of Purchase money and interest thereon to be paid at the office of C.E. Carter of Main Street Ringwood.

The residue of the purchase money to be due and payable 5 years from the date hereof.

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 ~~at~~ hereof

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.

8. THE Vendor shall not be required by the purchaser to execute a transfer to the lot or lots purchased until such time as the plan of subdivision has been passed and lodged with the office of Titles and no requisition or objection shall be made by the purchaser on account of any discrepancy between the plan exhibited at the time of the sale and the plan of subdivision as approved by the office of Titles.

CONTRACT

I the undersigned. **Charles.E.Carter, auctioneer of Main Street Ringwood**

as Agent for the Vendor **Harry Jackman**

do hereby acknowledge that I have this day sold

to *Domenico* **Casamento of White Horse Road Blackburn**

the property comprised in the foregoing Particulars of Sale for the Sum of **Four hundred pounds** and I the undersigned **Casamento**

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 **3rd** day of **July** 19 **26**

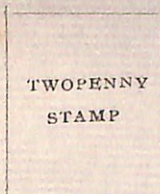
Signature *C. E. Carter* Agent or Vendor.

Signature. *D. Casamento* Purchaser.

Dr. To amount of purchase money **£ 400.0.0**

Cr. By Cash **£ 20.0.0**

Received from the Purchaser the sum set out as deposit



Signature *I confirm the sale* Agent or Vendor
Harry Jackman