

**CARTER**  
REAL ESTATE

Dated 9 July 1926

Parties Robert Davidson Vendor  
Jessie Tudman Purchaser

Price £350

Property Situate in Dublin Road  
Ringwood East  
SW cnr Alexandra Road (?)  
65' 8" x 141' 4 1/2"  
Title Volume 4826 Folio 965173

Terms £25 deposit  
Balance 15/- per week until 12/7/1927  
then 20/- per week until 12/7/1931  
when balance due.  
Interest 7% pa on quarterly rests

Agent C.E. Carter

Comment Contract signed by Purchaser & C.E. Carter  
"Together with all buildings & erections  
thereon".

**CE Carter & Son Pty Ltd**

ABN 390 062 316 16

•Licensed Estate Agent

•Auctioneers • Valuers

•Property Managers

128 Maroondah Highway

Ringwood Vic. 3134

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Ringwood Vic. 3134

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**Directors:**

Richard A Carter BEc FREI FAPI

William Lyall B. Bus (Prop)

Licensed Estate Agents

K L Carter

Member of REIV

DATED July 9th,

1926

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RE  
"TRANSFER OF LAND ACT 1915"

Mrs J. A. E. Tudman

WITH

R. Davidson 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.

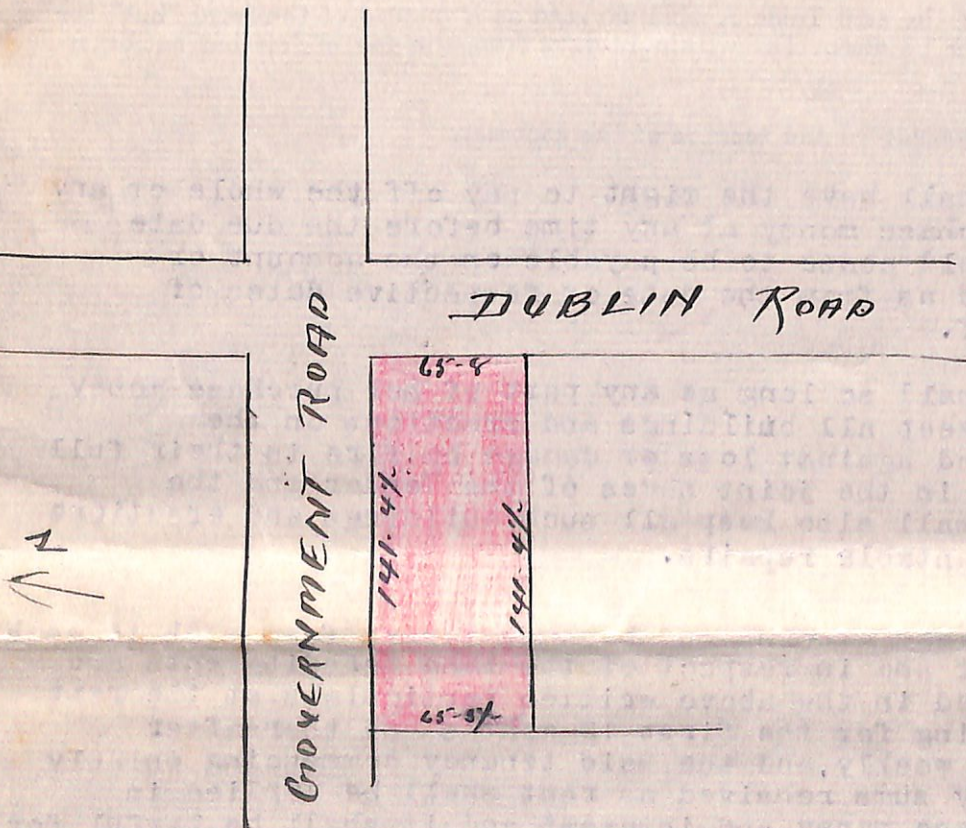


# Particulars and Conditions of Sale of Freehold Land

situate in Dublin Road Ringwood.

## PARTICULARS

All that piece of land having a frontage of 65 feet 8 inches to the West side of Dublin Road by a depth of 141 feet 4½ inches along a Government Road on the North side delineated and colored red on the map on the margin being part of Crown Portion Thrity five and Thirty six Section C Parish and Township of Ringwood County of Mornington being the whole of the land described in Certificate of Title Volume 4826 Folio 965173. Together with all buildings and erections thereon.



Handwritten calculations on the right margin:

$$\begin{array}{r} 29 \\ 60 \\ \hline 89 \\ 29 \\ \hline 118 \end{array}$$

$$\begin{array}{r} 130 \\ 64 \\ \hline 194 \end{array}$$

## 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 £350.0.0

2.—THE Purchaser shall pay a deposit incash of Twenty five pounds (£25) and shall pay the balance of the purchase money together with interest at the rate of 7 per centuj per annum (calculated on quarterly rests) as follows; by consecutive weekly payments of 15/- weekly until July 12,1927 and <sup>then</sup> 20/- weekly until July 12th,1931 when the residue of the purchase money shall become due and payable.

All payments to be made at the office of C.E.Carter of Main Street Ringwood.

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 possession. July 12th,1926.

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 h er 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 Purchaser shall have the right to pay off the whole or any part of her purchase money at any time before the due date and interest shall cease to be payable on the account or accounts so paid as from the date or respective dates of payments thereof.

9. THE Purchaser shall so long as any part of her purchase money remains unpaid keep all buildings and erections on the said land insured against loss or damage by fire in their full insurable value in the joint names of the Vendor and the Purchaser and shall also keep all such buildings and erections in good, and tenantable repairs.

10. THE Purchaser hereby attorns and becomes Tenant from week to week to the Vendor for and in respect of the land hereditaments and premises described in the above written particulars at the rent of Fifteen shilling for the first 12 months and thereafter twenty shillings weekly, and the said tenancy commencing on July 12th,1926 and any sums received as rent shall be applied in payment of purchase money and interest and it shall be lawful for the Vendor at any time whether during the currency of a week or not after default shall have been made in payment of such rent for upon leaving seven days' previous notice upon the premises to detirmine the tenancy hereby created and upon the expiration of the said notice to recover possession of the said premises under provisions of the "Land lord and Tenant Act 1915" or any other Act then in force in leiu thereof or in conjunction therewith or irrespctive of such Act or Acts to enter into and upon and therefrom the Purchaser and all persons claiming under her or them.



**CONTRACT**

I the undersigned, **Charles E. Carter of Main Street, Ringwood, auctioneer**  
as Agent for the Vendor **Robert Davidson, Railway Employee, of Ringwood East**

do hereby acknowledge that I have this day sold

to **Jessie Alice Edith Tudman of Anzac Avenue Oroydon, married woman**

the property comprised in the foregoing Particulars of Sale for the Sum of **Three hundred and fifty pounds** and I the undersigned **Jessie A.E. Tudman**

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 **9th,** day of **July** 19 **26**

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

Signature *J. A. E. Tudman* Purchaser.

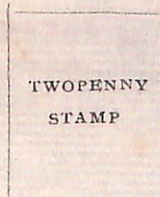
Dr.

To amount of purchase money £ **350.0.0**

Cr.

By Cash **£25.0.0**.....

Received from the Purchaser the sum set out as deposit



Signature *C. E. Carter* Agent or Vendor