

CARTER
REAL ESTATE

Dated 12 December 1928

Parties A Edwards Esq Vendor
E.M. Graves Purchaser

Price £400.0.0

Property Situate at Warrandyte
Land having an area of 2 roods or thereabouts.
Part of Crown Grant 3647 Volume 729363
& part of Crown Grant Volume 3647 Folio 729364
"Together with all buildings and erections thereon".

Terms Deposit of £20
Balance to be paid on or before 22nd December 1928 and pay balance at a rate of £9/15/0 payable quarterly. The first payment payable on 3/4/1929.
Interest 7% p.a.

Agent C.E. Carter

Comment

CE Carter & Son Pty Ltd

ABN 390 062 316 16

- Licensed Estate Agent
- Auctioneers • Valuers
- Property Managers

128 Maroondah Highway

Ringwood Vic. 3134

PO Box 4112 DX 38080

Ringwood Vic. 3134

Telephone: 9870 6211

Facsimile: 9870 6024

Website: www.carter.com.au

E-mail: info@carter.com.au

Directors:

Richard A Carter BEc FREI FAPI

William Lyall B. Bus (Prop)

Licensed Estate Agents

K L Carter

Member of REIV

Loops
Dated 12th. December, 1928.

"TRANSFER OF LAND ACT 1915."

A. D. Edwards. Esq.

TO

Mrs. Graves.

PARTICULARS
AND
Conditions of Sale

of PROPERTY.

Situate at WARRANTYTE.

for the sum of £400. 0.0

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

Phone: RINGWOOD 24.

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



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.~~ *all*

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.

14.— THE Purchaser has the option of paying off the whole or part of the purchase money before the due date with interest to date of such payment only.

CONTRACT

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

ALEXANDER DALE EDWARDS OF WARRANDYTE

do hereby acknowledge that **I** have this day sold to *Edith Maud* **Graves of 151 Albert**

S.I.
Street PRAHRAN, Married Woman the Property comprised in the foregoing Particulars

of Sale for the sum of **400. 0.0**

AND **I** the undersigned *E. M.* **Graves** 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 **12th** day of **December,** 192 **8.**

.....
Agent for Vendor.

..... Purchaser

Dr.

To Amount of Purchase Money, £

£ 400. 0.0

Cr.

By Deposit.....£

„ Balance to be paid in accordance with Condition 2 of this Contract.....£

£

RECEIVED FROM **Mrs Graves**

the sum of **£ 20. 0.0**

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

2D
DUTY
STAMP

Edwards
Dated 12th. December, 1928.

"TRANSFER OF LAND ACT 1915."

A. D. Edwards. Esq.

TO

Mrs. Graves.

PARTICULARS
AND
Conditions of Sale

of PROPERTY.

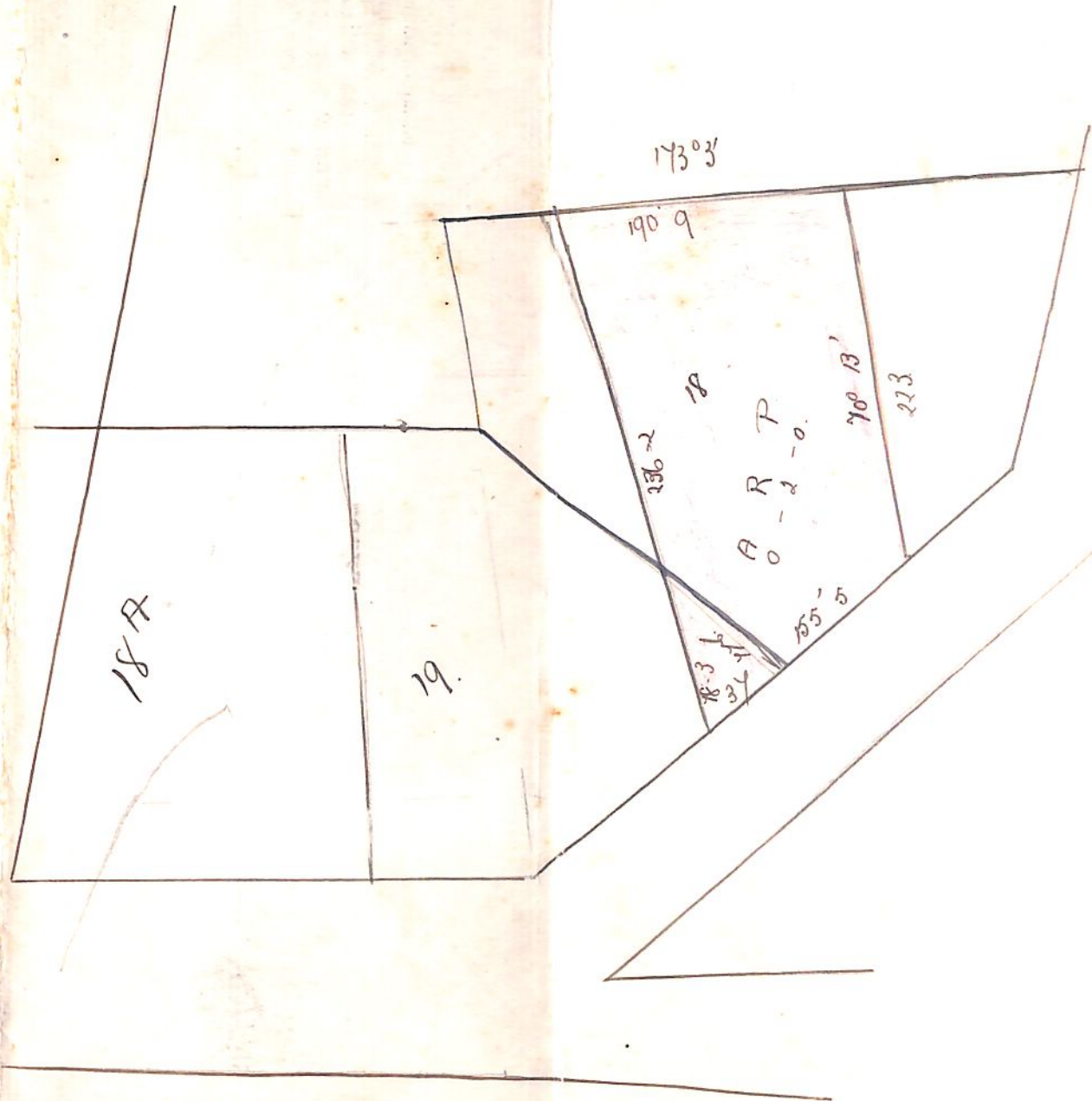
Situate at WARRANTYTE.

for the sum of £400. 0. 0

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

Phone: RINGWOOD 24.

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



PARTICULARS AND CONDITIONS of Sale of FREEHOLD LAND
situate at **WARRANTYTE.**

Particulars.

THE surface and down to a depth of fifty feet below the surface of all that piece of land having an area of 2 roods or thereabouts as per plan on the margin hereof being part of Crown Allotment 18 Section 19 Parish of Warrantyte County of Evelyn and being the part of the land described in Crown Grant 3647 Volume 729363 and part of Crown Grant Volume 3647 Folio. ⁷²⁹³⁶⁴ ~~729363~~. Together with all buildings and erections thereon.

Conditions.

- 1.—THE purchase money for the above-described property shall be the sum of **Four hundred pounds.**
- 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 **Twenty pounds** of the total amount of ~~the~~ purchase money, and shall pay the balance of ~~the~~ ~~money~~ ~~deposit~~ ~~money~~ **£130, on or before the 22nd day of December 1928 and shall pay the balance of the purchase money together with interest at the rate of ^{£9/15} 7 per centum per annum by consecutive ^{ly} instalments of** **Such interest to be calculated on quarterly rests.** **The first of such payments to be made on the ^{ap} 3 1929.** **The residue of the purchase money shall become due and payable 3 years from the date hereof.**

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. *ell*

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.