

**CARTER**  
REAL ESTATE

Dated 26 August 1927

Parties Grace Mathews Vendor  
Stanley Harris Purchaser

Price £1,100,00

Property Situate in Clarice Road Ringwood  
containing 19 acres 2 roods 31 perches  
Title Volume 4900 Folio 979971

Terms

Agent C.E. Carter

Comment North side of Clarence Road  
Wantirna, abutting Dandenong Creek.

Contract confirmed in writing by Vendor.

Vacant land (?)

**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](http://www.carter.com.au)

E-mail: [info@carter.com.au](mailto: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

DATED August 26th.

1927.

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RE  
"TRANSFER OF LAND ACT 1915"

Mrs. G. Matthews.

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, **C. E. CARTER. Auctioneer of Main Street RINGWOOD**  
as Agent for the Vendor **(Mrs) Grace Matthews of Bleazby Avenue. MIDDLE BRIGHTON**

do hereby acknowledge that **I** have this day sold  
to **Stanley Baxter Harris of 19 Manningtree Road HAWTHORN.**

the property comprised in the foregoing Particulars of Sale for the Sum of **Eleven hundred**  
**pounds** and **I** the undersigned **Stanley Baxter 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 **26th** day of **August** 19 **27.**

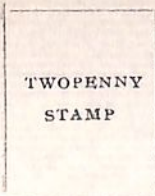
Signature..... Agent or Vendor.

Signature..... Purchaser.

Dr.  
To amount of purchase money **£1,100. 0.0**

Cr.  
By Cash **£100. 0.0**

Received from the Purchaser the sum set out as deposit



Signature..... Agent or Vendor

*I hereby confirm this sale  
Grace Matthews  
Aug. 26<sup>th</sup> 1927*



The Purchase price for the said property shall be £1,100. 0.0

2.—THE Purchaser shall pay a deposit in cash of One Hundred Pounds (£100) and shall pay the balance of the Purchase money within Thirty Days (30) without interest.

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 ~~incumbrances and other~~ **registered** 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.

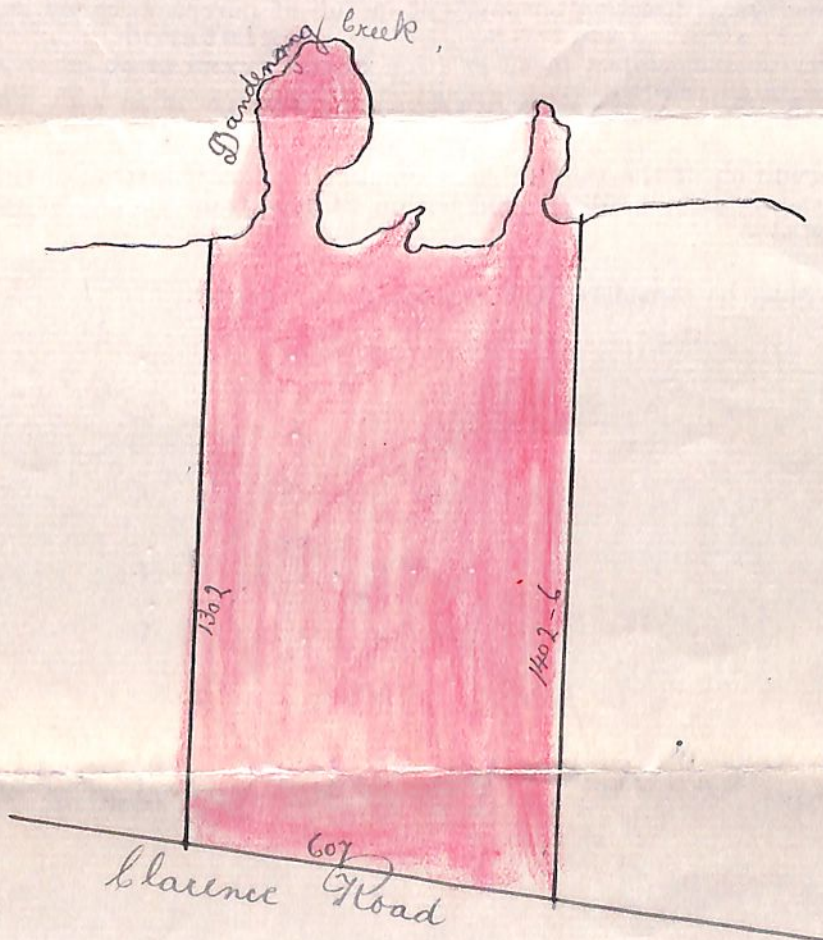


# Particulars and Conditions of Sale of Freehold Land

situate in Clarence Road. RINGWOOD.

## PARTICULARS

ALL that piece of land colored red on the map in the margin containing 19 acres 2 roods and 31 perches or thereabouts being part of Crown Portion 24 Parish of Scoresby County of Mornington and being the whole of the land described in Certificate of Title Volume 4900 Folio 979971.



## CONDITIONS

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