



CARTER
REAL ESTATE

Dated	22 March 1929
Parties	Edward Kennedy Vendor Mr D.A. Hunt Purchaser
Price	£700.0.0
Property	Situate at Ringwood Street Ringwood Corner Nelson Street 66 feet by 150' 3" Title Volume 4339 Folio 867656 "Together with all buildings and erections thereon".
Terms	£5.0.0 as part deposit with a further £295.0.0 on 3 rd of April 1929 and the balance of £400 within 3 months Interest is 7% p.a.
Agent	C.E. Carter
Comment	Signed by purchaser & C.E. Carter Purchaser referred to as Captain Hunt Copy of conditional finance approval for £450 enclosed to "Mrs Helen D. Brookes"

CE Carter & Son Pty Ltd

ABN 390 062 316 16

•Licensed Estate Agent

•Auctioneers • Valuers

•Property Managers

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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 March 22nd. 1929.

"TRANSFER OF LAND ACT 1915."

Edward Kennedy Esq.,

TO

Mr. D. A. Hunt.

PARTICULARS

AND

Conditions of Sale

of Property.

Situate at Ringwood Street,

RINGWOOD.

for the sum of £700. 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 **Cr. Ringwood and Nelson Streets Ringwood.**

Particulars.

ALL THAT piece of land having a frontage of 66 feet to the west side of Ringwood Street by a depth of 150 feet 3 inches along Nelson Street being part of Portion 5 Parish of Ringwood County of Mornington more particularly described in Certificate of Title Volume 4339 Folio 867656. Together with all buildings and erections thereon.

Conditions.

1.—THE purchase money for the above-described property shall be the sum of **£700. 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:—

has paid the sum of £5.0.0 by way of part deposit

3.—THE Purchaser ~~shall on the signing hereof pay a deposit in cash of~~
~~of the total amount of the purchase money, and shall pay the balance of~~
~~the purchase money~~
pay a further sum of £295. 0.0 as deposit on the 3rd day of April 1929 and shall pay the balance of the purchase money, £400, within three months from the date hereof. Interest in the meantime to be calculated at the rate of 7 per centum per annum from the date of possession March 1st. 1929.

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 **possession March 1st. 1929.**

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 her 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 h

12.—TIME shall be considered to be of the essence of the contract.

CONTRACT

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

~~Miss Helena Beatrice Brookes of Collins Street, Box Hill.~~ *SAN.*

Edward Kennedy of Macclesfield

do hereby acknowledge that **I** have this day sold to **Douglas Abel Hunt, of Ringwood Street, Ringwood, Gentleman,** the Property comprised in the foregoing Particulars of Sale for the sum of **£700. 0.0**

AND **I** the undersigned **Douglas Abel Hunt,** 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 **22nd,** day of **March** 192**9.**

C. E. Carter Agent for Vendor.

D. A. Hunt Purchaser

Dr.

To Amount of Purchase Money, **£700.**

£ **700.0.0**

Cr.

By Deposit.....£ **5. 0.0**

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

RECEIVED FROM **Mr. D. A. Hunt**

the sum of **£5. 0.0**

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

4/29/29 Recd the balance / deposit £293.0.0

2D

DUTY

STAMP

C. E. Carter

*Received the amount of £4-13-4 for rate adjustment
 L. A. Hunt
 28.3.29*

March 28th, 9.

Captain Hunt.

Ringwood Street.

RINGWOOD

RATE ADJUSTMENTS.

YOU FROM MRS. BROOKES.

Borough Rates,	£5.17.6
Sanitary Rates.	£1.10.0
Water rates.	£3.10.6
Water rates.	<u>6.0</u>
	£11. 4.0

Mrs. Brookes portion from Oct 1st to

March 1st. 29. £4.13.4

Mr. Hunts portion from March 1st

to Sept. 1st. £6.10.8

£11. 4.0

The State Savings Bank of Victoria

BR

HEAD OFFICE: 139-153 ELIZABETH STREET, C1

Melbourne 30th October, 1928

Dear Madam,

Your application dated 28th September, 1928 for a Loan of £ 600 repayable in quarterly instalments at the rate of $7\frac{1}{2}$ per cent. per annum, inclusive of interest at 6 per cent. per annum, upon Security of Land (as marked on plan accompanying your application), having a frontage of 66' to Ringwood Street, Ringwood, by a depth of 150'3" along Nelson Street, with weatherboard house erected thereon

has had the full consideration of the Commissioners, but their estimate is not sufficient to enable them to advance the amount applied for. They are willing, however, to lend £450:

(-Four hundred and fifty pounds-)
if you can accept that amount on the security offered in your application, subject to approval of the Title ^{& lease} by their Solicitor.

The buildings and other erections on the land must be covered from the settlement of the loan with "The State Savings Bank Insurance Trust Account" for the following amounts:—Main Building, £600 ; Outbuildings, £25 ; Fencing, £10 ; Loan Instalments, £25 ; Total, £660 (as held by us). If desired, the Insurance may be taken with an approved Insurance Company provided that Company will cover all the risks named in the attached letter. If the property is already insured, the Commissioners will accept existing policy, provided it is for at least £ , but only until its next due date.

Under Acts of Parliament Nos. 1481 and 2280, the advance could only be made, if to be used in connection with the property taken as security, either in purchasing the land and buildings, or in the erection of buildings, or in paying off existing liabilities on such property; and this offer is made on the understanding that the Loan, if accepted, will not be used for other than such purposes.

This loan is granted on the understanding that no rates, taxes or other charges will be owing against the property at settlement of the loan.

Please advise me early whether you can accept the sum offered. This offer will lapse if not accepted within one month.

This offer is made conditionally upon your occupying the above property, and subject to your having the exterior of house and outbuildings painted, to the satisfaction of our valuer, within the next three months. The sum of £30 will be retained out of the loan money until such work has been completed. As the existing insurance will require to be increased to £660, please forward the sum of 8/- being premium on extra £235 to 30/9/29, together with your Insurance Trust Policy for £425.

Yours faithfully,

GEO. E. EMERY,

Assistant General-Manager.
per *[Signature]*

Mrs. Helen B. Brookes,
18 Collins Street,
BOX HILL.

