



**CARTER**  
REAL ESTATE

Dated	September 1925
Parties	D Hodges Vendor Unstated Purchaser
Price	£
Property	Situate in Ringwood Street Ringwood Having frontage of 60' to east side of Ringwood Street by a depth of 150' Title Volume 4696 Folio 939041 "Together with all buildings and erections thereon".
Terms	Deposit of £100 Balance to be paid by weekly instalments of 30/- until 5/9/1930 when the residue of purchase money and interest will become due and payable. Interest 7% p.a.
Agent	C.E. Carter
Comment	unexecuted Contract

**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

192

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RE

"TRANSFER OF LAND ACT 1915."

D. HODGES

WITH

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Particulars of  
Conditions of Sale

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W. Cullen, Stationer, 239 Gertrude Street, Fitzroy.

## Particulars and Conditions of Sale of Freehold Land

situate in Ringwood Street Ringwood.

### PARTICULARS.

All that piece of land having a frontage of 60 feet to the East side of Ringwood Street by a depth of 150 feet being part of Crown Portion 12 Parish of Ringwood County of Mornington, together with all registered easements and being the whole of the land described in Certificate, of Title Volume 4696 Folio 939041. Together with all buildings and erections thereon.

The Purchaser has the option of paying off at any time the whole or part of the purchase money with interest to date of such payment only.

### CONDITIONS.

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

~~SUBJECT TO THE FOLLOWING PARTICULARS:—~~

2. The Highest bidder shall be the Purchaser and if any dispute shall arise as to any bidding the property shall be put up again and resold. No bidding shall be retracted. The Vendor reserves the right of making one bid ~~for each lot~~ either personally or by Agent.

2.—THE Purchaser shall pay a deposit of One Hundred Pounds and shall pay the balance of the purchase money together with interest at the rate of 7 per centum per annum by weekly instalments of 30/- until the 5th day of September 1930 when the residue of the purchase money and interest will become due and payable, and such interest to be calculated on quarterly rests.

All money to be paid to the Vendor's Agent, C.E. Carter of Main Street Ringwood or at such other place as the Vendor may from time to time direct.

and shall also sign this contract.

4.—ALL rents rates taxes assessments charges insurance and other outgoings shall be borne by the Vendor to the date of ~~hereof~~ and by Purchaser from that date and apportioned and adjusted accordingly between the Vendor and Purchaser.

5.—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 they shall thereupon be free from all responsibility in the matter.

6.—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.

7.—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.

8.—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.

9.—THAT time shall be considered the essence of the contract.



