



CARTER
REAL ESTATE

Dated	13 May 1927
Parties	Matilda Williams Vendor Frank William Taylor Purchaser
Price	£500.0.0
Property	Situate in Park Street Ringwood Lots 22 & 23 Plan of Subdivision No 7112 Title Volumes 4527 & 4108 Folios 905293 & 821594 "Together with all buildings and erections thereon".
Terms	£50 deposit Balance 25/- per week for 5 years Interest 6% p.a.
Agent	C.E. Carter
Comment	Contract signed by Vendor & Purchaser and by C.E. Carter

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

DATED May 13th,

1927.

RE
"TRANSFER OF LAND ACT 1915"

Mrs. M. Williams.

WITH

Particulars and Conditions of Sale

C. E. CARTER

AUCTIONEER AND ESTATE AGENT

MAIN STREET, RINGWOOD

opposite Station

PHONE RINGWOOD 24.

Australian Printing and Stationery Co.
435 Little Collins St., c/r. Bank Place, Melbourne

Particulars and Conditions of Sale of Freehold Land

Park
~~Street~~
situate in ~~Harborough~~ Street RINGWOOD.

PARTICULARS

ALL that piece of land being lots 22 and 23 on Plan of Subdivision No. 7112 part of Crown Portion 9 Parish of Ringwood County of Mornington together with the right of Carriage way over the road colored Brown and Yellow on the said plan of subdivision being the whole of the land described in Certificate of Titles Volume 4527 Folio 905293 and Volume 4108 Folio 821594. Together with all buildings and erections thereon.

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 £500.0.0

2.—THE Purchaser shall pay a deposit in cash of Fifty pounds (£50) and shall pay the balance of the purchase money by weekly instalments of twenty five shillings (25/-) together with interest at the rate of 6 per centum per annum ^{on the balance from time to time owing hereunder}. Such interest to be calculated on quarterly rests. and such payments of 25/- weekly shall be deemed to include principal and interest: The balance of purchase money due hereunder shall become due and payable five years from date hereof

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~~ ^{30 days from the date thereof} 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 her 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 the 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 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 twenty five shillings weekly and the said tenancy commencing on ^{13th June 1927} 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 determine the tenancy hereby created and upon the expiration of the said notice to recover possession of the said premises under provision of the "Land Lord and Tenant Act 1915" or any other Act then in force in lieu thereof or in conjunction therewith or irrespective of such Act or Acts to enter into and upon and take possession of the said premises and to expel and eject therefrom the Purchaser and all persons claiming under him or them.

CONTRACT

I the undersigned, *Charles E. Carter, auctioneer, of Main Street, Ringwood.*

as Agent for the Vendor *Matilda Williams. of Ringwood,*

do hereby acknowledge that I have this day sold

to *Frank William Taylor of 91 Grosvenor Street
East St Phil da*

the property comprised in the foregoing Particulars of Sale for the Sum of *Five* hundred pounds

and I the undersigned *Frank William Taylor*

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 *13th,* day of *May.* 1927.

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

Signature *Frank William Taylor.* Purchaser.

Dr.

Cr.

To amount of purchase money £ *500. 0.0*

By Cash £ *500. 0.0*

Received from the Purchaser the sum set out as deposit

TWOPENNY
STAMP

Signature *C. E. Carter* Agent or Vendor

*I hereby confirm this contract
Matilda Williams*