



Dated	15 December 1927
Parties	Peter Payne Vendor Wilfred Squire Goodin & Ellen Goodin Purchaser
Price	£675.0.0
Property	Situate in Thanet Street Ringwood Frontage of 85' 3 1/2" to the south side of Thanet Street Volume 4012 Folio 802315 "Together with all buildings and erections thereon"
Terms	£25 deposit Balance to be paid in consecutive weekly instalments of 27/6 for 5 years Interest 7% p.a. calculated on quarterly rests
Agent	C.E. Carter
Comment	Signed by Vendor & Purchaser and by C.E. Carter

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- Property Managers

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DATED

April 28th

1926

RE

"TRANSFER OF LAND ACT 1915"

P. Payne Esq/

WITH

W.S. Goodin & E. Goodin

Particulars and Conditions of Sale

C. E. CARTER

AUCTIONEER AND ESTATE AGENT

MAIN STREET, RINGWOOD

opposite Station

PHONE RINGWOOD 24.

Particulars and Conditions of Sale of Freehold Land

Situate in Thanet Street Ringwood.

PARTICULARS

All that piece of land having a frontage of 85 feet 3 $\frac{1}{2}$ inches to the south side of Thanet Street being part of Crown Portion 6 Parish of Ringwood County of Wornington and being the whole of the land more particularly described in Certificate of Title Volume 4012 Folio 802315. 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 be \$675.0.0

2.—THE Purchaser shall pay a deposit in cash of (£25) twenty five pounds and shall pay the balance of the Purchase money together with interest at the rate of 7 per centum per annum by consecutive weekly instalments of 27/6. The Interest to be calculated on quarterly rests.

The residue of the purchase money to become payable 5 years from the date hereof.

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.

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.

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 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 insure the property and keep it insured to its full insurable value in the names of the Vendor and the Purchaser until the whole of the purchase money is paid and deliver the policy and the receipt for the last premium to the Vendor. In the case of default the Vendor may insure at the expense of the Purchaser who shall not be entitled to their transfer or conveyance until repayment 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 27/6 and the said tenancy commencing on *Nov 12 1925* 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 expiration of the said notice to recover possession of the said premises under the provision of the "Landlord 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 take possession of the said premises and to expel and eject therefrom the Purchasers and all persons claiming under her or them.

CONTRACT

I the undersigned. Charles E. Carter of Main Street Ringwood

as Agent for the Vendor Peter Payne of Thanet Street Ringwood

do hereby acknowledge that I have this day sold

to Wilfred Squire Goodin and Ellen Goodin of Ringood, as tenants in common

the property comprised in the foregoing Particulars of Sale for the Sum of Six hundred &

seventy five pounds and We the undersigned Wilfred Squire Goodin and Ellen Goodin

do hereby acknowledge that we have this day purchased the said property for the sum above

stated and we hereby agree to fulfil in all respects on our part the above conditions of sale.

Dated this 28th day of April 1926

Signature C. E. Carter Agent or Vendor.

Signature. Ellen Goodin Purchaser.
W. S. Goodin.

Dr. Cr.
To amount of purchase money £ 675.0.0 By Cash £ 25.0.0

Received from the Purchaser the sum set out as deposit

a part of the purchase money.
Balance of deposit to be paid on 28th/4/26

Signature C. E. Carter Agent or Vendor

Recd Balance of deposit £ 20/-
I confirm this Sale
Peter Payne

TWOPENNY
STAMP

