



**CARTER**  
REAL ESTATE

Dated	Undated	
Parties	Frances Henrietta Kennedy Edith Ada Wright & Stanton George Wright	Vendor Purchaser
Price	£147.10.0	
Property	Lots 3 & 4 Plan of Subdivision No 9626 Volume 5928 Folio 1185559	
Terms	£1.0.0 deposit £1 per week without interest with right to pay any additional amount weekly til amount of purchase money has been paid	
Agent	C.E. Carter	
Comment	Unexecuted draft Contract  Shown as "facing Loughnan Road Ringwood & adjoining the land known as 25 Wonga Road and being part of the land known as the Estate of the late William Kennedy."	

**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

"TRANSFER OF LAND ACT 1915."

*Kennedy*

TO

*Wright*

**PARTICULARS**

AND

**Conditions of Sale**

of .....

Situate at .....

for the sum of £ .....

**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

Particulars.

ALL THAT piece of land being lots 3 & 4 *on Blangford Lane 9626* ~~-facing Loughman Road~~  
~~Ringwood and adjoining the land known as 25 Wonga Road and being~~  
~~part of the land known as the Estate of the late William Kennedy~~

*Area allotted 30 Paul's Quay*  
*County of Wexford Part of the land in Certificate*  
*of Title Volume 5928 Folio 1185559*

Conditions.

1.—THE purchase money for the above-described property shall be the sum of **One Hundred and Forty Seven Pounds Ten Shillings-- (£147. 10. 0.)**

2.—THE conditions in Table A of the "Transfer of Land Act ~~1915~~ <sup>1928</sup>" shall apply to this contract, subject to the following conditions:—

3.—THE Purchaser shall on the signing hereof pay a deposit in cash of **£1. 0. 0.** of the total amount of purchase money, and shall pay the balance of purchase money **at the rate of £1 per week without interest, with the right to pay any additional amount weekly or at any time until the total amount of the purchase money has been paid.**

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

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 his 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 him

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

**Frances Henrietta KENNEDY of Ringwood Street., Ringwood,  
Widow**

do hereby acknowledge that I have this day sold to **Edith Ada Wright & Stanton George Wright of Wonga Road, Ringwood** the Property comprised in the foregoing Particulars of Sale for the sum of £ 147. 10. 0.

AND **WE**, the undersigned **Edith Ada WRIGHT & Stanton George WRIGHT** 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 \_\_\_\_\_ day of \_\_\_\_\_ 192

..... Agent for Vendor.

..... Purchaser

Dr.

To Amount of Purchase Money, £

*£* \_\_\_\_\_

Cr.

By Deposit.....£

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

*£* \_\_\_\_\_

RECEIVED FROM M

the sum of £

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

2d.  
DUTY  
STAMP