



**CARTER**  
REAL ESTATE

Dated	21 January 1928
Parties	Charlotte Dobbin    Vendor Unstated            Purchaser
Price	£
Property	Situate in Mullum Road Ringwood 9 acres of land, 2 roods and 29 perches or thereabouts Being Lot 24 on Plan of Subdivision No 3820 Title Volume 2593    Folio 518429
Terms	Deposit of half the purchase price Balance Interest
Agent	C.E. Carter
Comment	Unexecuted draft Auction Contract

**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 21st, Jan'y, 1928.

RE  
"TRANSFER OF LAND ACT 1915"

Mrs. C. H. Dobbin.

WITH

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Particulars and  
Conditions of Sale

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C. E. CARTER

AUCTIONEER AND ESTATE AGENT  
MAIN STREET, RINGWOOD  
opposite Station  
PHONE RINGWOOD 24.

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



# Particulars and Conditions of Sale of Freehold Land

situate at FULLER ROAD, RINGWOOD.

## PARTICULARS

ALL that piece of land having an area of 9 acres, 2 roods and 29 perches or thereabouts being lot 24 on Plan of subdivision lodged at the Office of Titles No 3820 Part of of Crown Allotment 33 Parish of Warrandyte County of Evelyn and being the whole of the land more particularly described in Certificate of Title Volume 2593 Folio 518429.

## 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 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 either personally or by agent.

The Purchase price for the said property shall be

2.—THE Purchaser shall pay a deposit in cash of One half of the purchase money and the balance of the purchase money shall be paid as follows.

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  
and by Purchaser from that date and apportioned and adjusted accordingly between the Vendor and Purchaser.

*W* 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.~~

*W* 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.

**CONTRACT**

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I the undersigned, Charles E. Carter, Auctioneer, of Main Street, RINGWOOD,

as Agent for the Vendor Charlotte H. Dobbin of 75 Banksia Street,  
HEIDELBERG.

do hereby acknowledge that I have this day sold

to

the property comprised in the foregoing Particulars of Sale for the Sum of

and I the undersigned

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 21st, day of January 19 28.

Signature..... Agent or Vendor.

Signature..... Purchaser.

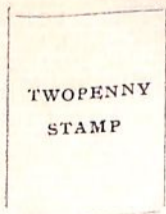
Dr.

To amount of purchase money £

Cr.

By Cash £.....

Received from the Purchaser the sum set out as deposit



Signature..... Agent or Vendor



NOTE—This Notice should be lodged within one month of the date of transaction.

TO THE COMMISSIONER OF TAXES,  
State Land Tax Branch—Taxation Department  
Railway Buildings, Flinders Street,  
MELBOURNE,

LAND TAX ACT 1915.

SCHEDULE L.

Notice and Acknowledgement of Transfer, Conveyance, or  
Contract for Sale and Purchase.

*Vendor's Surname.	Christian Name.	Address.
DOBBIN.	CHARLOTTE.H.	75 Banksia Street. HEIDELBERG.

I, CHARLOTTE.H. DOBBIN being the person whose name is  
inscribed in the Valuation Register as the owner of certain lands more particularly referred  
to in Assessment numbered † hereby give you notice that by  
~~Transfer~~ transferred  
a † dated the 21st day of January 1928 I † to—  
Contract of Sale contracted to sell

*Purchaser's Surname.	Christian Name.	Occupation.	Address.

All that piece of land described as under, viz.:-

Allotment.	Section or Portion.	Parish.	City, Town, or Township.	Street.	SUBDIVISION.		Area or Dimensions.	TITLE.	
					Lot No.	Plan No.		Volume.	Folio.
33		Warrandyte	Ringwood	Mullum Road	24	3820	9 ac		
							2 rods		
							29 per.		
								2593	
									51842

The amount of the Consideration Money for the sale of the said land was £  
of which sum £ has already been paid and possession was delivered to the  
purchaser on the day of 19

Vendor's Signature  
Date

Any person can witness signature  
Witness

And I, the said  
hereby acknowledge that I am now the owner of the said land within the meaning of the Land  
Tax Act 1915 of the Parliament of Victoria and that the statements made above are true and  
correct.

Purchaser's Signature  
Date

Any person can witness signature  
Witness

Capital Value, £ ; Unimproved Value, £ ; Value of Improvements, £

\* If a joint ownership, estate, trust, corporation or company state full names thereof.  
† Strike out words not applicable.  
‡ Assessment number under which Vendor has paid tax on property disposed of.