



**CARTER**  
REAL ESTATE

Dated	12 January 1929
Parties	Doris Miller            Vendor Alice Needham        Purchaser
Price	£150.0.0
Property	Situate at Myrtle Street   Ringwood being Lots 80 & 81 on Plan of Subdivision No 9473 "Together with all buildings and erections thereon".
Terms	Deposit of £20 Balance to be paid within fourteen (14) days
Agent	C.E. Carter
Comment	Contract signed by Vendor & Purchaser

**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 12th. Jan. 1929

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"TRANSFER OF LAND ACT 1915."

Mrs. Doris Millar.  
TO

PARTICULARS  
AND  
Conditions of Sale  
of PROPERTY.

Situate at Myrtle Avenue.  
RINGWOOD.

for the sum of £ 150. 0.0

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C. E. CARTER,  
Auctioneer and Estate Agent,  
MAIN STREET, RINGWOOD.

Phone: RINGWOOD 24.

PARTICULARS AND CONDITIONS of Sale of FREEHOLD LAND  
situate at Myrtle Avenue. RINGWOOD.

### Particulars.

ALL that piece of land being lots 80 & 81 on Plan of Subdivision No. 9473 lodged in the office of Titles and being part of Crown Portion Eighteen Parish of Ringwood County of Mornington. Together with a right of carriage way over such of the roads shown on the said Plan as abut on the said lots. Together with all buildings and erections thereon.

### Conditions.

1.—THE purchase money for the above-described property shall be the sum of One hundred and fifty pounds.

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

3.—THE Purchaser shall on the signing hereof pay a deposit in cash of Twenty pounds of the total amount of the purchase money, ~~and shall pay the balance of the purchase money~~ and shall pay the balance of the purchase money within fourteen (14) days.

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 possession.

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 the Vendor

Doris Millar, Married woman, of Myrtle Avenue Ringwood,

do hereby acknowledge that I have this day sold to *Alice Mahel* Needham,

*Married Woman* of Ringwood Street, Ringwood, the Property comprised in the foregoing Particulars

of Sale for the sum of £150. 0.0

AND I the undersigned *A. M.* Needham, 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 12th, day of January, 1929.

*Alice Needham* *Purchaser*  
Agent for Vendor.

*Doris Millar* *Vendor*  
*Purchaser*

Dr.

To Amount of Purchase Money, £150. 0.0 *£150. 0.0*

Cr.

By Deposit.....£ 20. 0.0

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

*£20*

RECEIVED FROM *M<sup>rs</sup> Needham*

the sum of £20. 0.0

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

2d

DUTY

STAMP

*C. E. Carter*