



CARTER
REAL ESTATE

Dated	1 June 1926
Parties	John Roberts Esq Vendor Michael McEwan Esq Purchaser
Price	£700.0.0
Property	Situate in Sherbrooke Avenue Ringwood All that land being lot 30 on Plan of Subdivision No 10507 Title Volume 4981 Folio 996065 "Together with all buildings and erections thereon".
Terms	Deposit of £100 Balance to be paid by consecutive weekly instalments of 25/-. The residue of the purchase money being due and payable on the 5/6/1931. Interest 7% p.a.
Agent	C.E. Carter
Comment	Contract signed by Purchaser and 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 **June 1st**

192**6**

RE

"TRANSFER OF LAND ACT 1915"

John Roberts Esq.

WITH

M.H. McEwan Esq.

**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

Situate in Sherbrooke Avenue Ringwood.

PARTICULARS

All that piece of land being lot 30 on Plan of Subdivision No. 10507 Part of Crown Portion 4 Parish of Ringwood County of Mornington and being the whole of the land more particularly described in Certificate of Title Volume 4981 Folio 996065 Together with all buildings and erections hereon.

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 £700.0.0

2.—THE Purchaser shall pay a deposit in cash of One hundred 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 payments of 25/-.

The Interest to be calculated quarterly.

The Purchaser has the option of paying off the whole or part of the purchase money before the due date.

The residue of the purchase money becomes due and payable on the 5th of June 1931.

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, June 5th, 1926. 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 so long as any part of their purchase money remains unpaid keep all buildings and erections on the said land insured against loss or damage by fire in their full insurable value in the joint names of the Vendor and Purchaser and shall also keep all such buildings and erections in good, and tenable repairs.

CONTRACT

I the undersigned, **C.E. Carter of Main Street Ringwood, Auctioneer,**
as Agent for the Vendor **John Roberts of Mount Dandenong Road Ringwood**

do hereby acknowledge that I have this day sold
to **Michael Henry McEwan of Thanet Street Ringwood**
the property comprized in the foregoing Particulars of Sale for the Sum of **Seven hundred**
pounds and I the undersigned **Michael Henry McEwan**
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 **1st** day of **June** 19 **26**

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

Signature *Michael Henry McEwan* Purchaser.

Dr.

To amount of purchase money £ **700.0.0**

Cr.

By Cash £. *£100*

Received from the Purchaser the sum set out as deposit *£100*

TWOPENNY
STAMP

Signature *C. E. Carter* Agent or Vendor