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CARTER

• Estate Agents • Auctioneers • Valuers • Property Managers

EXPERIENCE ABILITY INTEGRITY

Directors:

Richard Carter BEc FREI FAPI
Licensed Estate Agent

William Lyall B.Bus (Prop)
Licensed Estate Agent

Neil Rhodes Adv Dip Bus (Acct)
Licensed Estate Agent

Kathleen Carter

Dated	24 April 1942
Parties	Ronald BUCHAN Vendor Mark DAVIS Purchaser
Price	£160
Property	Lots 20 - 25 Plan of Subdivision 11831 Part of Crown Allotment 36C Parish of Ringwood Certificate of Title Volume 3060 Folio 611865 Together with all appurtenant easements
Deposit	£25 Balance by monthly payments of £2 Interest 5% to be paid quarterly
Agent	C E Carter
Comment	Clause required by National Security Act : Purchaser warrants not to be person to whom sale of land is prohibited ... Purchaser has option has paying off the whole or part of purchase money together with all interest due

DATED

Apr 24

19*42*

Stamp
duty.

Dated

Apr 24

19*42*

Received from the within-named purchaser the sum of

four hundred pounds

-being the deposit within mentioned.

C. E. Carter

M^r. R. Buchan,

WITH

M^r. *C. M. Davis*

Contract of Sale of Land.

C. E. CARTER,
Auctioneer,
RINGWOOD.

Australian Printing and Stationery Co. Pty. Ltd.,
435 Little Collins St., Melbourne.

CONTRACT OF SALE of Freehold Land
under the Transfer of Land Acts.

Vendor or
Vendor's
Agent as
the case
may be.

I/We, the undersigned C. E. CARTER, Auctioneer,

of RINGWOOD

Agent for RONALD BUCHAN

Purchaser

of 43 Queen Street Melbourne, Estate Agent

hereby acknowledge that I/we have this day sold to MARK DAVIS

of 5 Queen Street Blackburn

Particulars.

All that piece of land being parts of Crown Allotment 36C Parish of
Ringwood County of Mornington and being lots 20,21,22,23,24 and
25 set out in Plan of Subdivision No. 11831 part of the land
described in Certificate of Title Volume 3060 Folio 611865

House or
right-of-way,
etc.

Together with all appurtenant easements

Lease,
mortgages,
easements,
etc. (if any)

Subject to

Price.

for the sum of ONE HUNDRED AND SIXTY POUNDS

The Conditions of Sale of Table "A" of the Transfer of Land Act 1928 and the special conditions
(if any) endorsed hereon or annexed hereto shall form part of this contract.

And I/we the abovenamed and undersigned purchaser hereby acknowledge that I/we have
this day bought the said land for the said sum which I/we agree to pay as follows:—

(a) a deposit of Twenty five pounds

(b) the residue by consecutive monthly payments of £2.0.0

Rate of
interest (if
any), time
of com-
mencement
and when
payable.

and I/we agree to pay interest on the unpaid balances at the rate of 5
per centum per annum quarterly.

Dated this 24th day of April 1942

VENDOR,
or Vendor's
Agent as the
case may be.

PURCHASER

A Copy of the Conditions of Table "A" above mentioned will be produced to the intending purchaser on demand

Special conditions (if any) as to date of possession and other matters.

SPECIAL CONDITIONS (if any)

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.

The Purchaser from this date attorns tenant to the Vendor in respect of the land sold from **month** to **month** at a **monthly** rent of **Two pounds**

the first payment to be made on **25th May 1942** and thereafter **monthly** ly.-

Payment of such rent shall be applied in or toward satisfaction of moneys payable under this Contract. On default in payment of such rent for seven days whether demanded or not the Vendor may without notice determine the tenancy hereby created, and eject the purchaser from the said land, and this Contract may be produced as a notice to quit duly given and expired.

Time shall in all cases and in all respects be deemed the essence of this Contract.

The Purchaser warrants that he is not a person to whom the sale of land is prohibited by the National Security (Land Transfer) - Regulations made under the National Security Act 1939-1940 or whose purchase of land is by the said Regulations subject to the consent in writing of the Attorney-General and further warrants that he is not acting in this purchase for or on behalf of an enemy alien naturalized person of enemy origin or a subject of a country in enemy occupation as those terms are defined by the said Regulations and that this purchase in no way infringes or contravenes the said Regulations or any of them PROVIDED ALWAYS that if this purchase is one which requires the consent of the Attorney-General as aforesaid and such consent is obtained then this warranty shall not apply.

The Purchaser may pay off the whole or any part of the purchase money together with interest to the date of such payment.

DATED

1942

M. R. R. Buchan,

WITH

Mr. C. H. Davis

Contract of Sale of Land.

C. E. CARTER,
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RINGWOOD.

Australian Printing and Stationery Co. Pty. Ltd.,
435 Little Collins St., Melbourne.

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Twenty five pounds

being the deposit within mentioned.

Dated

25/5/42

1942

C. E. Carter

Stamp
duty.