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REIV Member

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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	27 February 1936	
Parties	Vera Irene GREEN Henrietta Elizabeth SIMMONS	Vendor Purchaser
Price	£300	
Property	Part of Crown Allotment 37A Parish of Mooroolbark Certificate of Title Volume 5913 Folio 1182437 Together with all buildings erected thereon	
Deposit	£100 : £10 on signature, balance within 7 days Residue : £100 on 30 May 1936, £100 on 30 August 1936 Interest of 5% pa on balance owing at beginning of each quarter	
Agent	C E Carter	
Comment		

DATED

27th Feby.,

19 36

Mrs. V. I. Green,

WITH

Mrs. H. E. Simmins.

Contract of Sale of Land.

C. E. CARTER.
AUCTIONEER.
RINGWOOD.

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 CHARLES. E. CARTER. Auctioneer
of Main Street RINGWOOD

Purchaser

Agent for VERA IRENE GREEN, Married woman,
of 225 Osborne Street NORTH WILLIAMSTOWN

Particulars.

hereby acknowledge that I/we have this day sold to HENRIETTA ELIZABETH SIMMONS,
married woman of Oak Street PARKVILLE,
All that piece of land being delineated and coloured red on the map in the
margin being part of Crown Allotment 37^A Parish of Mooroolbark
County of Mornington and being the land comprised in Certificate
of Title Volume 5913 Folio 1182437

House or
right-of-way,
etc.

Together with all buildings erected thereon

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

Subject to

Price.

for the sum of Three hundred pounds. (£300)

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 £100 as follows :- £10 on the signing hereof and
the balance £90 within seven days.

(b) the residue as follows :- £100 shall be paid on the 30th
day of May 1936 and £100 on the 30th day of August 1936.

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

and I/we agree to pay interest on the balance owing at the commencement of
each quarter at the rate of 5 per centum per annum.

Dated this 27th day of February 19 36.

C. E. Carter
H. E. Simmons

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

PURCHASER

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 to at a rent of

the first payment to be made on

and thereafter

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.

Received from the within-named purchaser the sum of Ten pounds -----

----- being the deposit within mentioned.

Dated 27th Feb 19 36



C. E. Coates
Recd 5/36 Recd money pounds 10 0 0
balance of deposit
C. E. Coates