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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 August 1935	
Parties	Sydney Francis Hunt William Edward Cowell	Vendor Purchaser
Price	£250	
Property	Part of Crown Allotment 30 section E Parish of Ringwood Crown Grant Volume 3344 Folio 668781 Together with all improvements erected thereon	
Deposit	£5 Residue by weekly payments of 12/- over 5 years, then full remaining balance Interest 5½% to be paid quarterly	
Agent	C E Carter	
Comment	Land subject to Mortgage N° 107368 Vendor not required to discharge same until full payment received Contract signed by Mr Cowell only	

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 ERNEST CARTER, Auctioneer,
of Main Street RINGWOOD.

Purchaser

Agent for SYDNEY FRANCIS HUNT
of Whitehorse Road RINGWOOD

hereby acknowledge that I/we have this day sold to WILLIAM EDWARD COWELL
of Mt. Dandenong Road RINGWOOD EAST.

Particulars.

All that piece of land ~~being~~ containing 3 roods and 29 perches or
thereabouts being Crown Allotment 30 Section E Parish of
Ringwood County of Mornington and being the land comprised in
Crown Grant Volume 3344 Folio 668781

House or
right-of-way,
etc.

Together with all improvements thereon

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

Subject to

Price.

for the sum of Two hundred and fifty pounds. (£250)

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 Five pounds. (£5.)

(b) the residue by consecutive weekly instalment of twelve shillin
(including the interest hereinafter mentioned) the first of
such instalments to be paid on the first day of
and such instalments to continue for a term of five years an
the purchaser shall pay the residue of his purchase money
at the expiration of the date hereof.

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

and I/we agree to pay interest on the unpaid purchase money at the rate of 5 1/2%
per centum per annum from the date hereof. Such interest to be
calculated by quarterly rests and after deducting interest from
the total instalments paid each quarter the residue shall be
credited as part of the purchase money duly paid.

Dated this _____ day of _____ 19__

W E Cowell

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 **week** to **week** at a **weekly** rent of **twelve shillings**

the first payment to be made on _____ and thereafter **weekly**.

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.

This land is subject to Mortgage Registered No. 107368 and the Vendor shall not be called upon to discharge this Mortgage until payment in full of the purchase money hereunder. Such Mortgage shall not any time exceed the balance of purchase money for the time being owing under this Contract.

DATED 24th August, 1935

M.R. S. F. Hunt,

WITH

M.R. W. E. Cowell,

Contract of Sale of Land.

C. E. Carter,
Auctioneer,
RINGWOOD.

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

Received from the within-named purchaser the sum of

being the deposit within mentioned.

Dated

19

Stamp
duty.