

CE Carter & Son Pty Ltd
ABN 39 006 231 616
REIV Member

90 Maroondah Highway
Ringwood Vic 3134
(PO Box 4112)
DX 38080

Tel: 9870 6211

Fax: 9870 6024

Email: info@carter.com.au

carter.com.au

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	[Undated 1930's]	
Parties	S. A. H. MULLINS [blank]	Vendor Purchaser
Price	£[blank]	
Property	29 acres 3 roods & 15 4/10 perches Part of Crown Portion 27 Parish of Scoreby Certificate of Title Volume 2105 Folio 420933 Together with all buildings erected thereon	
Deposit	£25% Balance by yearly instalments of £25 each @ 5% Residue in 6 years	
Agents	C E Carter A. C. Horsley, Farm Salesman, 148 Queen Street, Melbourne	
Comment	The Vendor sells as unpaid vendor Unsigned draft auction contract	

DATED

19

Mr. S. A. H. Mullins,.....

WITH

M.....

Contract of Sale of Land.

C. E. CARTER.

Auctioneer, RINGWOOD

A. C. HORSLEY. Agents
~~Seller~~ for Vendor.
Farm Salesman.

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CONTRACT OF SALE of Land

Copyright No. 19334.

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

I/We the undersigned **CHARLES E. CARTER, Auctioneer, RINGWOOD**
and **A. C. HORSLEY Farm Salesman 148 Queen Street, MELBOURNE**

of

Agent for **S. A. H. MULLINS**

of **GLENORCHY**

Purchaser.

hereby acknowledge that I/we have this day sold to

of

Particulars.

All that piece of land being **29 Acres 3 Rods 15 4/10 perches part of
Crown Portion 27 Parish of Scoresby County of Mornington and
being the land more particularly described in Certificate of
Title under the Land Act 1928 Volume 2105 Folio 420933**

House or
rights of
way, etc.

Together with **all buildings erected thereon**

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

Subject to

Price.

for the sum of

The "1930 Copyright Conditions of Sale" 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 *25% of the purchase money.*

(b) the residue *by yearly instalments of £25 each.*

Residue in 6 years -

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 rate of 5%*
per annum

DATED this

day of

19

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

PURCHASER.

Duty
Stamp.

RECEIVED from the within-named purchaser the sum of

being the deposit within mentioned.

DATED

19

A copy of the "1930 Copyright Conditions of Sale" above mentioned appear on the third page hereof.

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

SPECIAL CONDITIONS (if any)

1.- THE Vendor sells as unpaid Vendor.

Auctioneers are advised that it is not necessary to read aloud at the auction the following provisions :-

Copyright
No. 19334

The 1930 COPYRIGHT CONDITIONS OF SALE

Land in Victoria whether or not under the operation of the Transfer of Land Act 1928.

1. THE special conditions (if any) written on or annexed to the Contract of Sale shall be deemed part of and, so far as inconsistent herewith, shall modify or supplement these conditions.

2. SUBJECT to such special conditions (if any) these conditions and the conditions in Table A of the *Transfer of Land Act 1928* shall apply to this contract if and so far as it relates to land under the operation of the said Act and the conditions of sale in the *Property Law Act 1928* shall apply to this contract if and so far as it relates to land not under the operation of the *Transfer of Land Act 1928*.

3. IF the title to the land sold be a Crown lease a conditional purchase lease or a lease by a body corporate created by Act of Parliament the vendor shall at his own cost apply for and endeavour to obtain any licence necessary to the sale and the rent and other monetary obligations payable pursuant to such lease shall be borne and paid by the purchaser in manner provided for the incidence of rates taxes and other outgoings by the statutory conditions of sale hereinbefore mentioned and the purchaser shall indemnify the vendor against all claims in respect of such rent and such other obligations contained in such lease as are to be paid performed or observed pursuant to such lease after the date of sale.

4. COMMONWEALTH land tax payable in respect or by reason of the said land under any Commonwealth Land Tax Act or Land Tax Assessment Act shall be borne and paid by the purchaser as from the date on which he becomes entitled to possession provided however that the Commonwealth land tax payable for the financial year current at the said date in respect or by reason of the said land under the said Acts shall be apportioned as between the vendor and the purchaser so that the purchaser shall bear and pay in respect thereof the proportion only of the lesser of the following amounts which the period commencing on the said date and ending on the last day of such financial year bears to the whole of such financial year—

- (a) The amount of tax payable as aforesaid in respect or by reason of the said land for such financial year ; or
- (b) The amount of tax that would have been payable by the purchaser in respect or by reason of the said land under the said Acts for such financial year had he, in addition to any land actually owned by him within the meaning of the said Acts at midnight on the day immediately preceding such financial year, then been the owner, within the meaning of such Acts, of the land sold.

5. IF the purchaser shall make default in payment of the purchase money or any part thereof or any interest thereon agreed to be paid by him to the vendor the vendor shall in addition to the rights conferred upon him by and in the circumstances named in the said statutory conditions be entitled to forfeit the deposit money paid by the purchaser and take possession of the said land and retain the same for his own use and benefit.

6. THE obligation of the vendor to transfer or convey the land to the purchaser is simultaneous with the obligation of the purchaser to pay the whole of moneys agreed to be paid by him.

7. TIME shall be considered of the essence of the contract and of all the conditions thereof.