

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	(13) April 1932	
Parties	Ettie Elizabeth RAMADGE Emily SYMES	Vendor Purchaser
Price	£280	
Property	Lot 6 Plan of Subdivision 6126 Part of Crown Allotment 37 Parish of Ringwood Certificate of Title Volume 5613 Folio 1122579 Croydon Road, Bayswater Together with all improvements thereon	
Deposit	£25 Residue within 14 days	
Agent	C E Carter	
Comment		

Dated April, 1932

"TRANSFER OF LAND ACT 1915."

Mrs. E. E. Ramadge,

TO

Mrs. E. Symes

PARTICULARS

AND

Conditions of Sale

of House

Situate at Croydon Road,

BAYSWATER

for the sum of £ 280: 0:0

C. E. CARTER,
Auctioneer and Estate Agent,
MAIN STREET, RINGWOOD.

Phone: RINGWOOD 24.

Stillwell & Stephens Pty. Ltd., 373 Lonsdale St.

PARTICULARS AND CONDITIONS of Sale of FREEHOLD LAND
situate at **CROYDON ROAD, BAYSWATER.**

Particulars.

ALL THAT PIECE of land having a frontage of 71 feet 3 inches to Croydon Road by a depth of 149 feet or thereabouts being part of lot 6 on Plan of Subdivision No. 6126 lodged in the office of Titles part of Crown Allotment 37 Parish of Ringwood County of Mornington being the whole of the land described in Certificate of Title Volume 5613 Folio 1122579 together with all improvements thereon.

Conditions.

1.—THE purchase money for the above-described property shall be the sum of -----
Two hundred and eighty pounds (£280)

2.—THE conditions in Table A of the "Transfer of Land Act 1915" shall apply to this contract, subject to the following conditions:—

3.—THE Purchaser shall on the signing hereof pay a deposit in cash of **Twenty five pound** of the total amount of ~~the~~ purchase money, and shall pay the balance of ~~the~~ purchase money **(£255) within fourteen days.** -----

and shall also sign the subjoined contract.

4.—ALL rates taxes insurance premiums and other outgoings shall be apportioned between Vendor and Purchaser up to date of

5.—ALL moneys owing to the Melbourne and Metropolitan Board of Works at date of sale shall be paid by the Vendor.

6.—IF any dispute shall arise as to the title between the Vendor and the Purchaser it shall be lawful for the Agent to pay the deposit money into a Bank to a joint account in the names of the Vendor and Purchaser to abide the event and the Agent shall thereupon be free from all responsibility in the matter.

7.—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.

8.—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.

9.—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.

10.—THE present and any future Moratorium Regulations under any War Precautions Act and any similar provisions hereafter to be made shall be deemed to be excluded from operation as regards this Contract.

11.—THE Purchaser shall pay or bear the expense of all Stamp Duties on or in respect of the transfer to him

12.—TIME shall be considered to be of the essence of the contract.

CONTRACT

I, the undersigned, C. E. CARTER, of Ringwood, as Agent for

**Ettie Elizabeth Ramadge of 853 Glenhuntly Road, Glenhuntly,
Married Woman,**

do hereby acknowledge that **I** have this day sold to **Emily Symes of Mount Dandenong
Road, married woman** the Property comprised in the foregoing Particulars
of Sale for the sum of **£280: 0:0**

AND **I** the undersigned **Emily Symes** do hereby acknowledge
to have this day purchased the said Property for the sum above stated and hereby agree to fulfil in all
respects the above Conditions of Sale.

DATED this

13th

day of

April,

1932

C. E. Carter

Agent for Vendor.

H. Symes

Purchaser

for Mrs. E. Symes

Dr.

To Amount of Purchase Money, £ **280: 0:0**

£ **280: 0:0**

Cr.

By Deposit.....£ **25: 0:0**

„ Balance to be paid in accordance with Condition 2 of
this Contract.....£ **255: 0:0**

£ **280: 0:0**

RECEIVED FROM **Mrs. E. Symes**

the sum of **£25: 0:0**

being the Cash Deposit set forth in the foregoing Conditions of Sale.

2D

DUTY

STAMP