CARTER
REAL ESTATE

Dated	Undated	
Parties	Patrick John Kane	Vendor
	George Richard St Paul	Purchaser
Price	£225	
Property	Lot 14 on Plan of Subdivision No 7346 Part Crown Section 24 Parish of Warrandyte Part of a former Government Road Certificate of Title Volume 4133 Folio 826422 Together with all buildings erected thereon	
Terms	£25 The balance within 14 days	
Agent	C.E. Carter	
Comment	Signed by Purchaser & C.E. Carter	

CE Carter & Son Pty Ltd
ABN 390 062 316 16
•Licensed Estate Agent
•Auctioneers • Valuers
•Property Managers
128 Maroondah Highway
Ringwood Vic. 3134
PO Box 4112 DX 38080
Ringwood Vic. 3134
Telephone: 9870 6211
Facsimile: 9870 6024
Website: www.carter.com.au
E-mail: info@carter.com.au
Directors:
Richard A Carter BEc FREI FAPI
William Lyall B. Bus (Prop)
Licensed Estate Agents
K L Carter
Member of REIV

DATED 193

Mr P. J. Kane

WITH

M.....

Contract of Sale of Land.

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ALL RIGHTS RESERVED.

THE 1931 COPYRIGHT CONTRACT OF SALE

CONTRACT OF SALE of Land

Copyright No. 20996.

Vendor's Agent.

I/We the undersigned C. E. Carter, Auctioneer of Main Street, Ringwood

Agent(s) for the Vendor(s) whose name(s) address(es) and description(s) are as follows

Name(s)— PATRICK JOHN KANE

Address(es)— Oban Road, Ringwood

If more than one person, supply the particulars as to each.

Description(s)—

or I/We the undersigned Vendor(s)

Vendor.

Name(s)

Address(es)

Description(s)

Purchaser(s).

hereby acknowledge that I/We have this day sold upon the terms hereinafter contained to

GEORGE RICHARD ST. PAUL

of Derwent Street, Ringwood

Particulars of land.

All that piece of land being Lot 14 on Plan of Subdivision No.7346 lodged at the office of Titles and being part of Crown Section 24 and part of a former Givernment Road parish of Warrandyte County of Evelyn and being part of the land described in Certificate of Title Volume 4133 Folio 826422

If the land is offered for sale as suitable or intended wholly or mainly for residential or retail commercial trade purposes but on which no building suitable for human occupation is erected it is necessary either to complete Column A. and strike out Column B. or else strike out Column A. & leave Column B.

Strike out Column A. if the land is not under the operation of the Transfer of Land Act 1928.

If the land is not of the class described strike out both columns.

COLUMN A.

and being part of the (*insert name, if any*)

"

" subdivision more particularly described in the plan of subdivision which has been deposited in the Office of Titles Melbourne, and is Numbered_____

COLUMN B.

and in respect of which land no plan of subdivision has been deposited in the office of Titles Melbourne.

Particulars of 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 Two Hundred & Twenty-five Pounds £225

This clause is necessary only if the land is offered for sale as suitable or intended wholly or mainly for residential or retail commercial trade purposes but on which no building suitable for human occupation is erected.

All moneys falling due under this contract may be paid to the *within-named Vendor(s)*

or to { Name—
Address—
Description—

The "1931 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 Twenty-five Pounds (£25)

(*b*) the residue within 14 days

Rate of interest (if any); time of commencement and when payable.

and I/we agree to pay interest on

DATED this 29th day of June 193 8

per G Edwards VENDOR(S) or Vendor's Agent as the case may be.

G. R. St Paul PURCHASER(S).

A witness is necessary only if the land is offered for sale as suitable or intended wholly or mainly for residential or retail commercial trade purposes but on which no building suitable for human occupation is erected.

..... Witness to the execution of the purchaser(s).

Duty Stamp

RECEIVED from the within-named purchaser the sum of Twenty five Pounds

being the deposit within mentioned

DATED June 29 1938

G Edwards

A copy of the "1931 Copyright Conditions of Sale" *above mentioned appears on the third page hereof.*

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

SPECIAL CONDITIONS (if any)

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

The 1931 COPYRIGHT CONDITIONS OF SALE.

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

Copyright No. 20996.

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 the moneys agreed to be paid by him.

7. DEPOSIT money received at an auction by the auctioneer of the vendor shall be deemed to have been so received as agent for the vendor.

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