

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the Sale of Land Act 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	2 TULANE DRIVE, MILDURA 3500	
Vendor's name	KATHRYN JOY MINTER	Date
Vendor's signature		
Vendor's name	HELEN MAY FAIRLIE	Date
Vendor's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

\$ To \$

Other particulars (Including dates) and times of payments:

1.3 Terms of Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable.

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not applicable.

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

☒ *Is in the attached copies of title document/s.

☐ *Is as follows:

(b) ☒ *Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

NONE TO THE VENDORS KNOWLEDGE

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 Planning Scheme

Attached is a certificate with the required specified information

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not applicable.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NONE TO THE VENDORS KNOWLEDGE

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NONE TO THE VENDORS KNOWLEDGE

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land).

Not applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006

6.1 Not applicable.

7. ☐ GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electric Supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the "diagram location" in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not applicable

10.2 Staged Subdivision

Not applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed.

Not Applicable

11. ☐ DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the Building Energy Efficiency Disclosure Act 2010 (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

2 TULANE DRIVE, MILDURA 3500
2 TULANE DRIVE, MILDURA 3500
Register Search Statement Volume 9677 Folio 596
State Revenue Office: Land Tax Certificate - 9677/596
Mildura: Land Information Certificate - 9677/596
Lower Murray Urban And Rural Water (Urban): Water Information and Special Meter Reading - 9677/596
Copy of Plan Plan LP149556J
Electronic Instrument AT567749M (CONV PCT & NOM ECT TO LC)
Electronic Instrument AT567875G (TRANSMISSION APPLICATION)
Instrument Search M008519J (COVENANT)

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09677 FOLIO 596

Security no : 124085240933Q
Produced 01/09/2020 03:23 PM

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 149556J.

PARENT TITLES :

Volume 06710 Folio 897 Volume 09579 Folio 888
Created by instrument M008519J 25/11/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

KATHRYN JOY MINTER

HELEN MAY FAIRLIE both of 2 TULANE DRIVE MILDURA VIC 3500 Executor(s) of

MERLE LUCILLE THOMAS deceased

AT567875G 01/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT M008519J

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP149556J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT567749M (E)	CONV PCT & NOM ECT TO LC	Completed	01/09/2020
AT567875G (E)	TRANSMISSION APPLICATION	Registered	01/09/2020

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2 TULANE DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 19865D HILTON-WOOD SOLICITORS PTY LT
Effective from 01/09/2020

Delivered from the LANDATA® System by InfoTrack Pty Ltd

DOCUMENT END

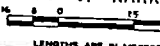
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LP149556J

Edition 2

Approved 16/8/85

PLAN OF SUBDIVISION OF PART OF CROWN PORTION 2 PARISH OF MILDURA COUNTY OF KARKAROO 	CONSENT OF COUNCIL	APPROPRIATIONS THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART AS AN EASEMENT FOR SEWERAGE. THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART AS AN EASEMENT FOR CARRIAGEWAY. THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART AS AN EASEMENT FOR SEWERAGE AND DRAINAGE.
		ENCUMBRANCES AND OTHER NOTATIONS FOR DATUM SEE FIELDNOTES IN L.P. 146181 LOTS NUMBERED 1 TO 14, BOTH INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN. PART OF THE LAND ON THIS PLAN HAS IMPLIED APPURTENANT EASEMENTS, VIDE: L.P. 146181.

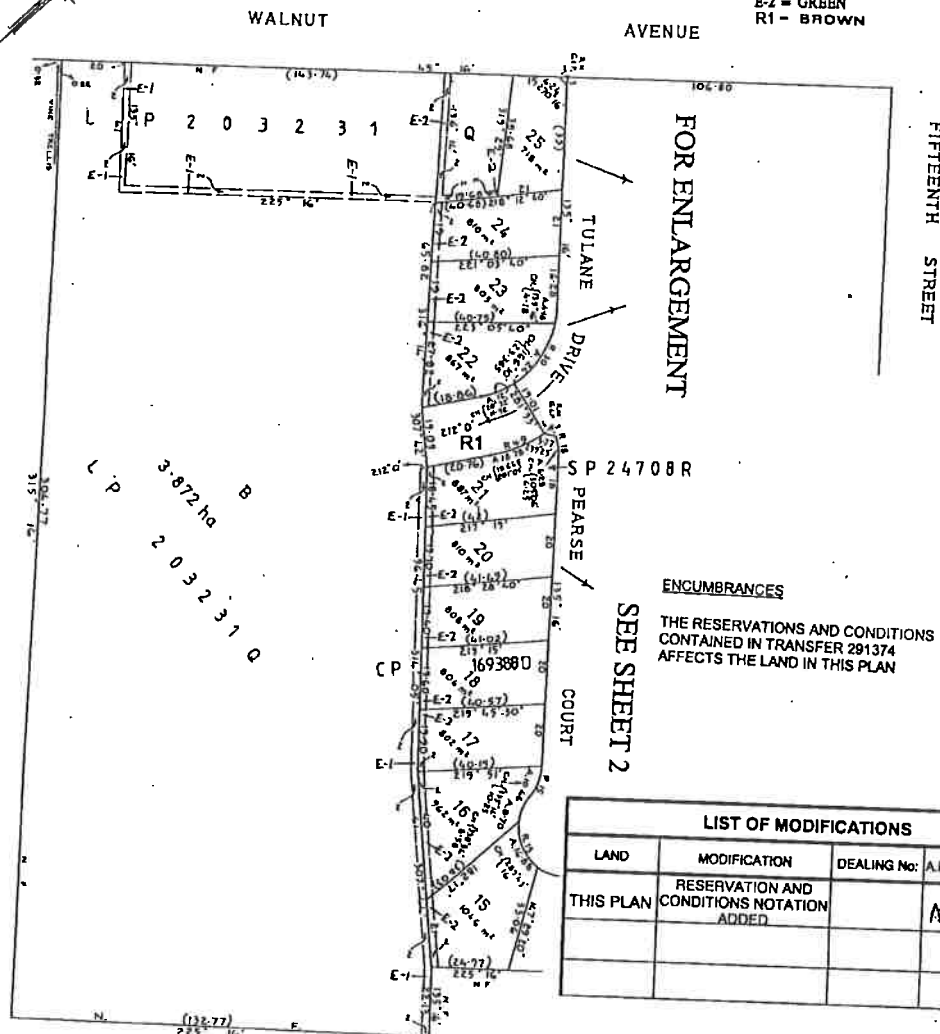
V6710 F897
V9579 F888

CHART No. 21

**APPROVED
16 AUG 1985**

COLOUR CONVERSION
 E-1 = BLUE
 E-2 = GREEN
 R1 = BROWN

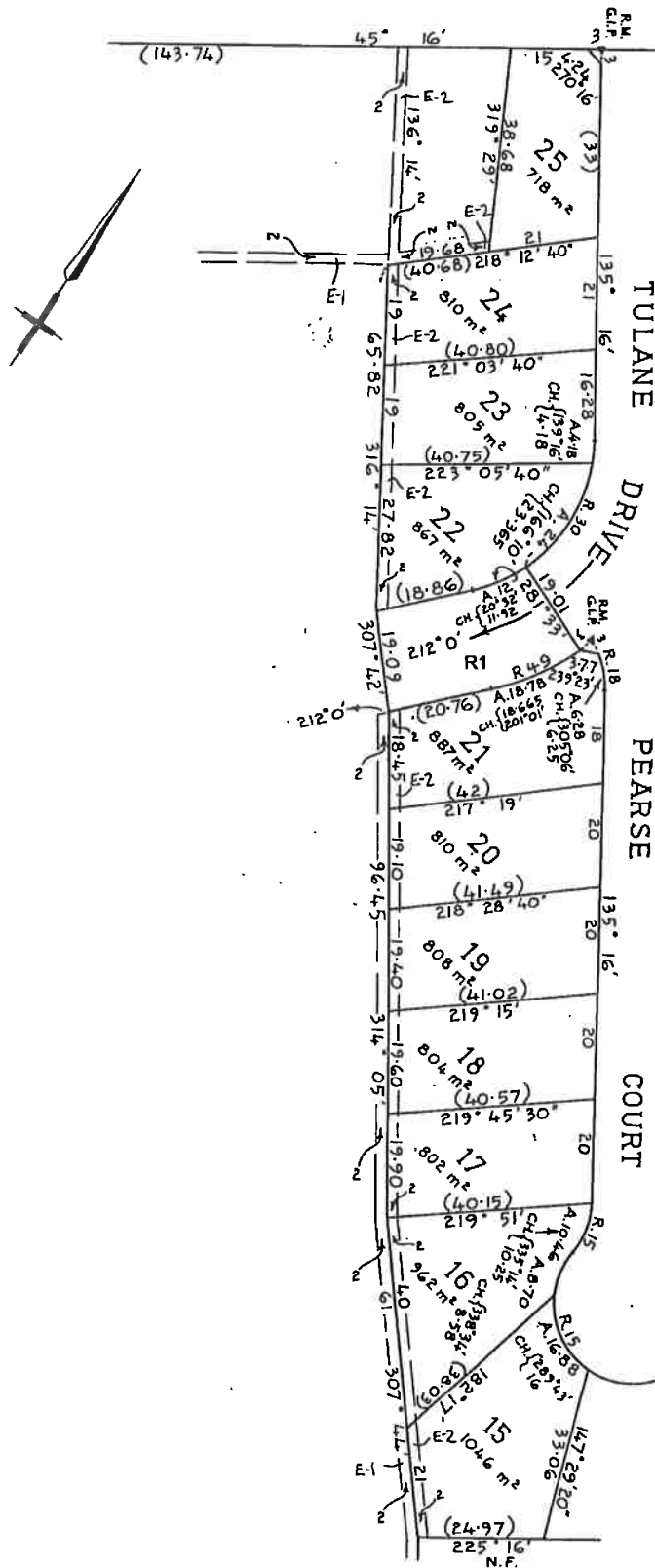
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



**2 SHEETS
SHEET 1**

WALNUT

LP 149556J
AVENUE



2 SHEETS
SHEET 2

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11 M8519J
40339.30

Lodged at the Titles Office by

(F)

Titles Office Use Only

251185 0947 45 17 11008519J

Code 10088

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained, or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 24 on Plan of Subdivision No. 149556J Parish of Mildura and being part of the land described in Certificate of Title Volume 9579 Folio 888

Consideration (Note 6)

\$17,350.00

Transferor (Note 7)

CUMENSA PTY. LTD.

91V.6710F897 } (P1 & COVT)

41V.9579F888

AREA: 810 M²

STAMP DUTY VICTORIA
1TRANS991024 S.D.V. 4 29DCT85
RECEIPT# 52708 11A \$VVVVVV339.30

Transferee (Note 8)

LESTER ROY FERRY and NERELLE JOAN FERRY both of Flat 2, 325 San Mateo Avenue

Estate and Interest (Note 9)

All its Estate and Interest in the fee simple.

Directing Party (Note 10)

339.30
17400

Creation (or Reservation) of Easement and/or (Notes 11-12)

Covenant And THE SAID LESTER ROY FERRY and NERELLE JOAN FERRY shall enter into a Covenant with the said CUMENSA PTY. LTD. that they for themselves and their transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY as a separate covenant COVENANT with the said CUMENSA PTY. LTD. and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows:-

Office Use Only

T2



A memorandum of the within instrument has been entered in the Register Book



Val No. T2/1

THAT they will not erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house together with the usual outbuildings and that such building shall not be an apartment house, boarding house, hostel, lodging house, motel, residential Club, residential hotel, office building, shop warehouse, factory, public building or residential flats (save for a Two Flats Residential Development on Lot 21) as defined in chapter six of the Uniform Building Regulations 1974 or any amendment, modification or re-enactment thereof or any regulation made in substitution thereof whether made under the Local Government Act 1958 or otherwise howsoever and that such building and Lot or any part thereof (save for Lot 21) shall not be registered under the provisions of the Strata Titles Act 1967 or the Cluster Titles Act 1974 or any amendment, modification or re-enactment of or substitution for either of such Acts and that they will not at any time erect, construct or build or cause to be erected or constructed or built on the said Lot or any part thereof any dwelling house (except for the usual outbuildings) with exterior walls of any material other than brick, brick veneer, stone, terra cotta block, solid or hollow concrete block or other similar building unit or a combination of same laid up unit by unit and set in mortar.

AND IT IS HEREBY AGREED AS FOLLOWS:

THAT the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said Lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Date 24th October, 1985

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of CUMENSA PTY. LTD.

was hereunto affixed in the
presence of:

[Signature] Director

[Signature] Secretary



SIGNED by the said Transferees in
the presence of:

[Signature] L R Ferry
[Signature] N Ferry



To The Registrar of Titles
Melbourne

Please register this dealing and on completion deliver Certificate of Title to issue
to Lot 24 on Plan of Subdivision No. 149556J
to Lodging Party.

return

GALLAGHER RYAN & MALONEY

per: *Melanie Smith*

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
\$ paid by C to B
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 01/09/2020 03:24:12 PM

Status	Registered	Dealing Number	AT567875G
Date and Time Lodged	01/09/2020 03:17:11 PM		

Lodger Details

Lodger Code	19865D
Name	HILTON-WOOD SOLICITORS PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Estate of Thomas 162

TRANSMISSION APPLICATION

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest held by deceased

FEE SIMPLE

Land Title Reference

9677/596

Deceased Registered Proprietor

Given Name(s)	MERLE LUCILLE
Family Name	THOMAS

Applicant

Given Name(s)	KATHRYN JOY
Family Name	MINTER
Address	
Street Number	2
Street Name	TULANE
Street Type	DRIVE
Locality	MILDURA
State	VIC
Postcode	3500
Capacity	EXECUTOR



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Given Name(s)	HELEN MAY
Family Name	FAIRLIE
Address	
Street Number	2
Street Name	TULANE
Street Type	DRIVE
Locality	MILDURA
State	VIC
Postcode	3500
Capacity	EXECUTOR

The applicant as personal representative applies to be registered as proprietor of the estate and/or interest in the land specified of the deceased.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	KATHRYN JOY MINTER HELEN MAY FAIRLIE
Signer Name	FIONA MAREE HILTON-WOOD
Signer Organisation	HILTON-WOOD PTY LTD
Signer Role	LAW PRACTICE
Execution Date	01 SEPTEMBER 2020

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced: 01/09/2020 03:24:11 PM

Dealing Number: AT567749M

Status: Completed

Date and Time Lodged: 01/09/2020 03:13:09 PM

Responsible Subscriber: HILTON-WOOD SOLICITORS PTY LTD

Customer Code: 19865D

Reference:

APPLICATION TO CONVERT AND NOMINATE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the conversion of the following paper Certificate(s) of Title to electronic Certificate(s) of Title and their nomination to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:
Volume 9677 Folio 596

Lodgement Case ID: 205111718

Following the registration of the instruments in the Lodgement Case, return the eCT Control to the nominating Subscriber

Subscriber's Certification:

1. The Certifier has:
 - (a) retrieved; and
 - (b) either securely destroyed or made invalidthe (duplicate) certificate(s) of title for the folio(s) of the Register listed in this Registry Instrument or Document.

Signed by:

Fiona Maree Hilton-Wood
(for HILTON-WOOD SOLICITORS PTY LTD)
Customer Code: 19865D
Dated: 01 September 2020

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Statement End.



Mildura Rural City Council

Land Information Certificate

Date of certificate: 2 September 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 22941

Assessment No: 22656

Your Reference: 40346825-012-1

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC

Property Address: 2 Tulane Drive MILDURA

Description: Lot: 24 Sec: 34 Blk: E LP: 149556J

Area: 810.0000 Square Metres

Capital Improved Value	\$298,000
Site Value	\$132,000
Net Annual Value	\$14,900
Base Date:	01/01/2020

RATES, CHARGES AND OTHER MONIES: FOR THE 2020-2021 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Residential Rate	\$1,849.40
Waste Management	\$434.79
Residential Fire Levy (Fixed)	\$113.00
Residential Fire Levy (Variable)	\$16.09
Rate Arrears to 30/06/2020:	\$0.00
Interest to 02/09/2020:	\$0.00
Other Monies:	\$0.00
Less Rebates:	-\$291.00
Less Payments:	\$0.00
Total Rates & Charges Due:	\$2,122.28

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed:	\$2,122.28
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Pay via BPay Biller Code: 93922

Reference Number: 226563

For further information contact

Rates Department
Mildura Rural City Council
PO Box 105, Mildura Vic 3502; or
DX 50014, Mildura
Telephone: (03) 5018 8122

Certificate updates

Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:
helpdesk-revenue@mildura.vic.gov.au



Mildura Rural City Council

Land Information Certificate

Date of certificate: 2 September 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 22941

Assessment No: 22656

Your Reference: 40346825-012-1

Property Address: 2 Tulane Drive MILDURA 3500

Description: Lot: 24 Sec: 34 Blk: E LP: 149556J

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

This certificate is not required to (and does not) include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

.....David Clohesy..... **DELEGATED OFFICER**

RECEIPT OF \$27.00 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



LOWER MURRAY WATER

Statement No: IS21/83138

Page: 1 of 2

Our Ref: 9873

Issue Date: 03/09/2020

Your Ref: 40346825-034-3

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2021.

Owner Name(s) MRS ML THOMAS

Situate: 2 TULANE DRIVE MILDURA VIC 3500

Description: Lot 24 LP 149556J Blk E Sec 34 Vol 9677 Fol 596

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.

**NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW**

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/07/2020 to 30/09/2020	
Sewerage Service Tariff		122.96
Water Service Tariff		52.09
Water by Measure to 19/6/2020		49.12
Receipts, Concessions & Rebates		(224.17)
Balance Due		\$0.00

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Water Supply:	Potable Water
Sewer Supply:	Reticulated Sewer System

Last Billed Water Consumption Details

Period Of Usage: 18/3/2020 to 19/6/2020 (93 Days)
 51 kl @ \$0.44970 Step1 Rate + 32 kl @ \$0.81840 Step2 Rate = \$49.12

Water Meter Details

Serial No.	Size	Date Read	Reading
05101020	20	19/6/2020	4991

Other Information:

Corporation sewer main located inside property boundary:-


It should be noted that in most instances the integrity of the Corporations sewer mains are protected by way of sewer easements. A Sewer easement can be in the form of a registered easement as depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits the placement of buildings and or structures over sewer easements.

A meter reading has not been done on this property at the request of the applicant.

If you wish to make the settlement payment for this property via BPay please use the following information: **Biller Code 78477 Payment Reference Number 700098734.**

This Statement was issued from the Mildura Office.

Signed:

DocuSigned by:

 F84DF3A05A28456...

On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Legislative changes in Plumbing Regulations are such that Lower Murray Water is unable to ensure that internal plumbing services are complete. A physical inspection by a Registered/Licensed Plumber is advised.

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / HILTON-WOOD SOLICITORS

Your Reference: ESTATE OF THOMAS 162/20

Certificate No: 39849831

Issue Date: 01 SEP 2020

Enquiries: ESYSPROD

Land Address: 2 TULANE DRIVE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19179169	24	149556	9677	596	\$0.00

Vendor: MERLE THOMAS

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LINDSAY KENNETH THOMAS	2020	\$125,000	\$0.00	\$0.00	\$0.00


Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$290,000

SITE VALUE: \$125,000

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 39849831

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$125,000

Calculated as \$0 plus (\$125,000 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 39849831

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 39849831

Visa or Mastercard.

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Report from www.land.vic.gov.au on 01 September 2020 04:08 PM

Address: 2 TULANE DRIVE MILDURA 3500

Lot and Plan Number: Lot 24 LP149556

Standard Parcel Identifier (SPI): 24\LP149556

Local Government (Council): MILDURA **Council Property Number:** 22656

Directory Reference: VicRoads 534 K9

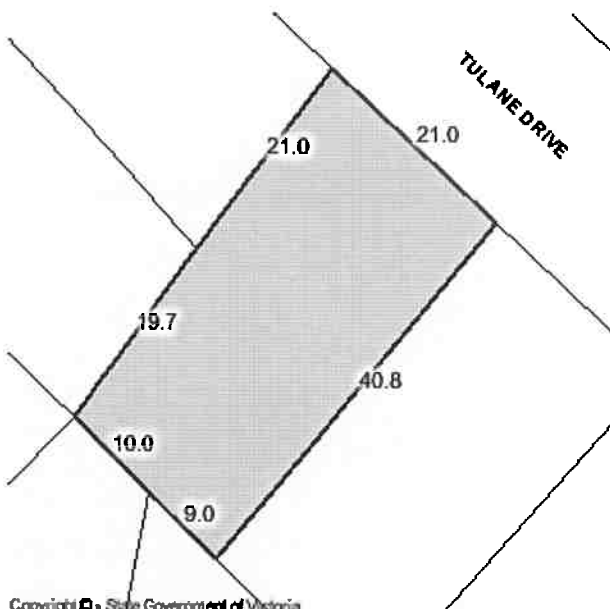
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 809 sq. m

Perimeter: 121 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 26 August 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

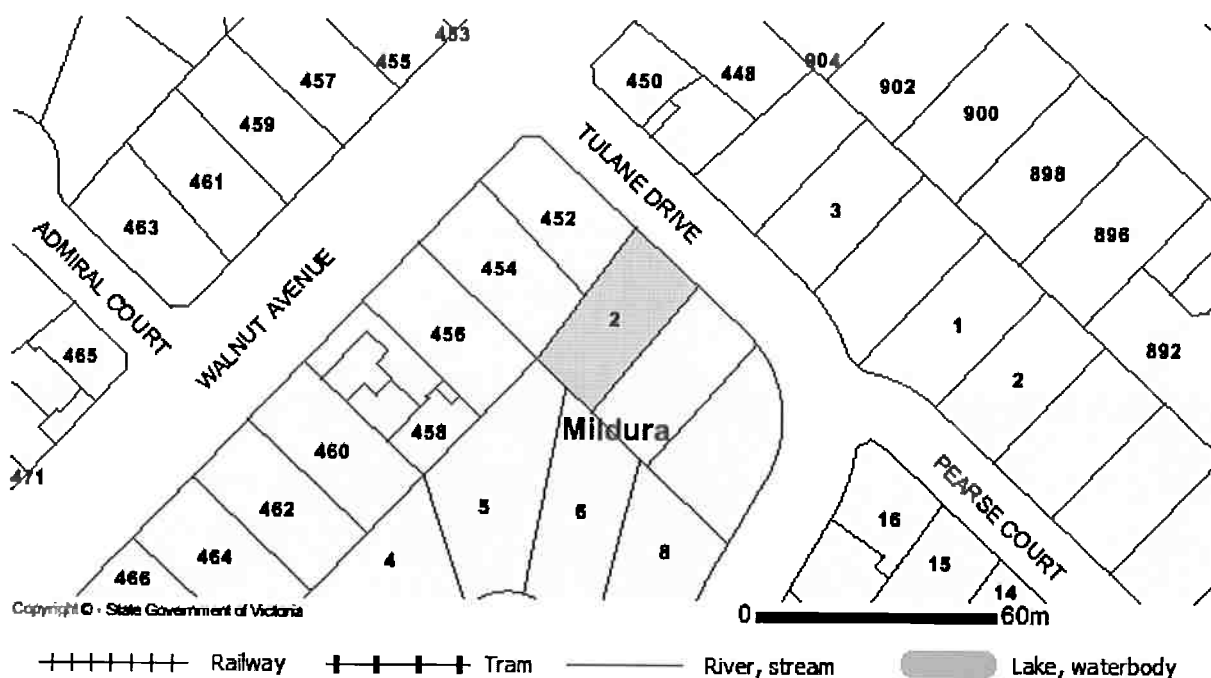
The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 01 September 2020 04:08 PM

PROPERTY DETAILS

Address: **2 TULANE DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 24 LP149556**
Standard Parcel Identifier (SPI): **24\LP149556**
Local Government Area (Council): **MILDURA**
Council Property Number: **22656**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 534 K9**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
Urban Water Corporation: **Lower Murray Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**
[View location in VicPlan](#)

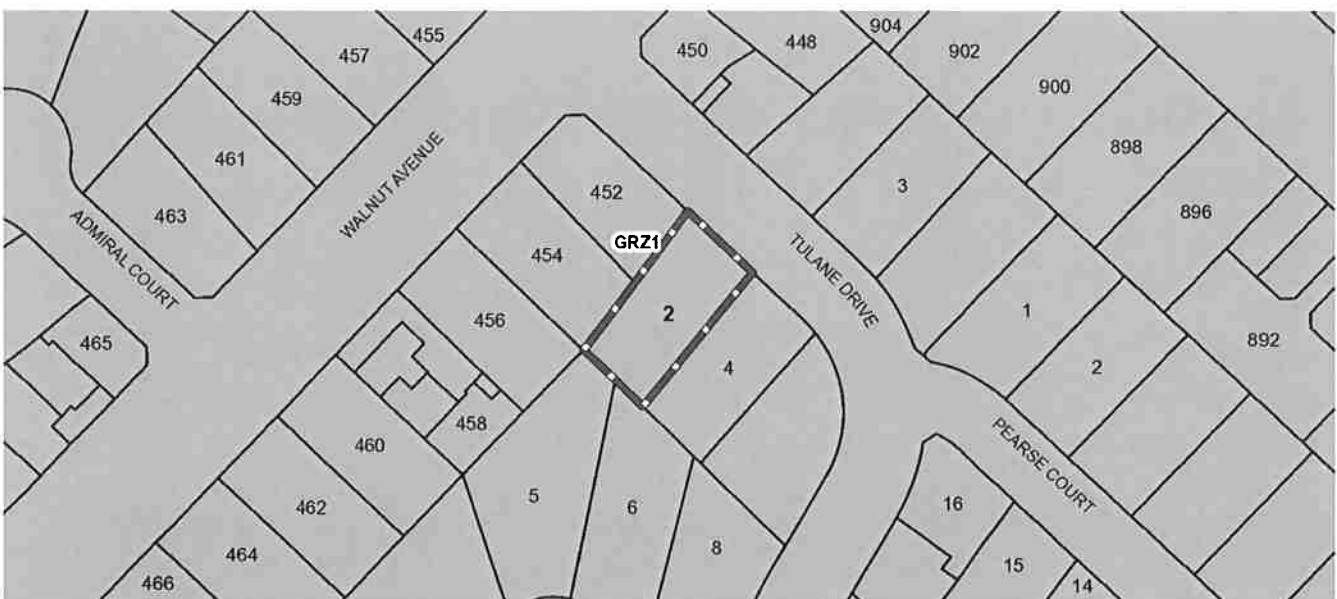
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



0 45 m

 **GRZ - General Residential**

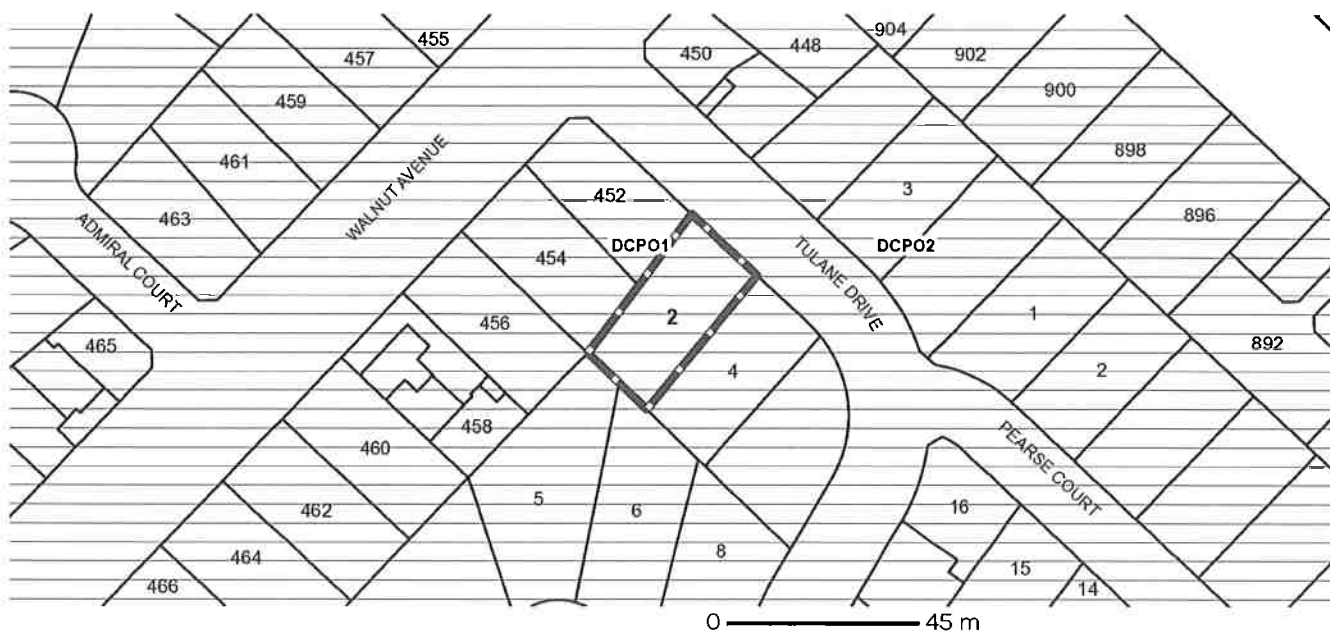
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

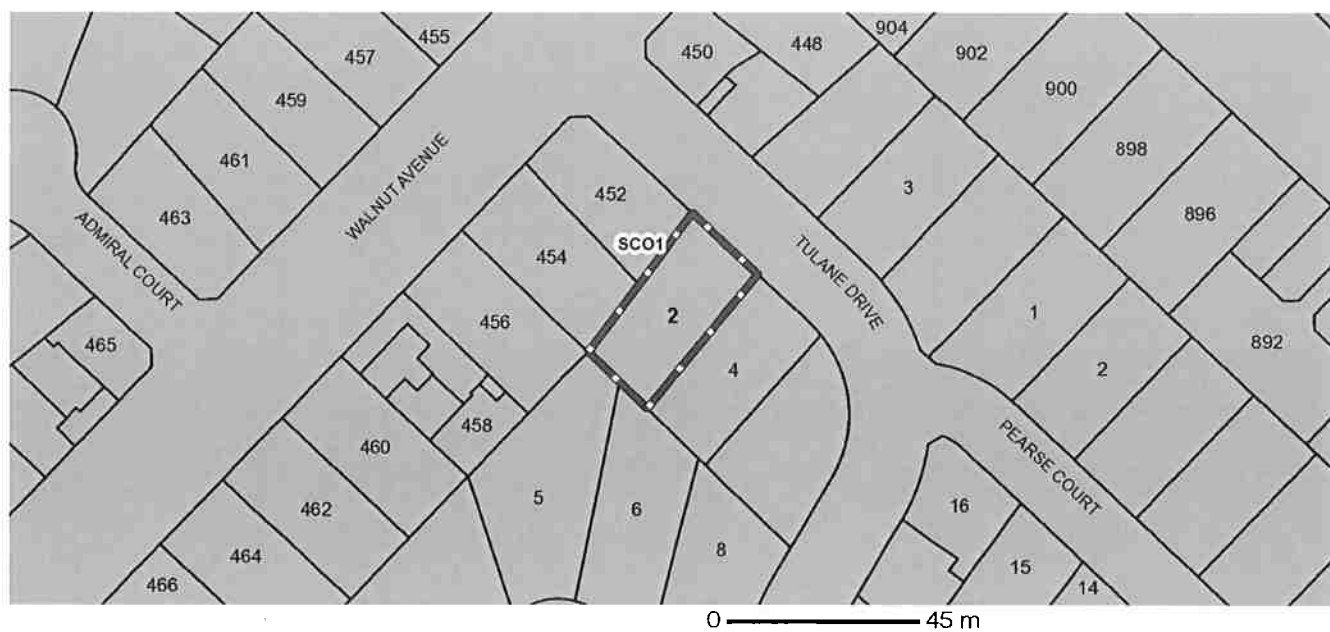


 **DCPO - Development Contributions Plan**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 **SCO - Specific Controls**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 26 August 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

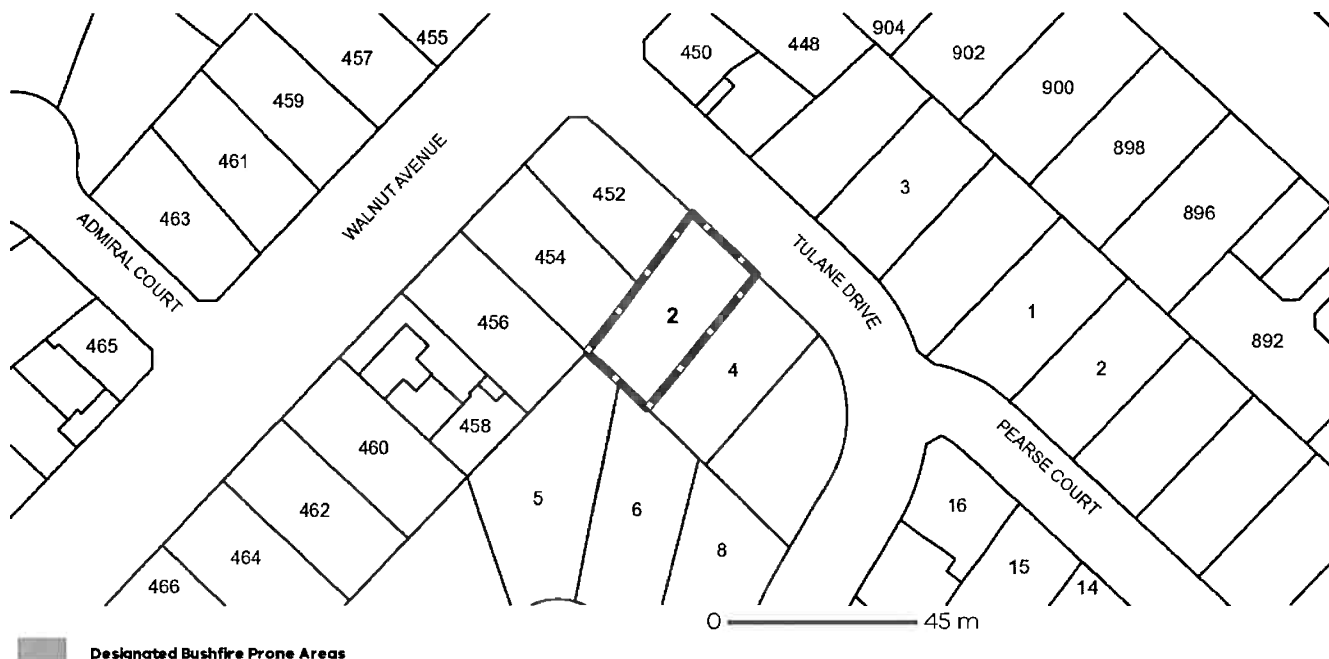
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.



[Consumer Affairs Victoria](#) » [Housing and accommodation](#) » [Buying and selling property](#) » [Checklists](#) » Buying property

Buying property checklist

Make sure you have:

- ☐ worked out your budget
- ☐ if you plan to buy at auction, arranged a pre-approved loan. You cannot make the contract of sale subject to finance without the vendor's agreement if you buy at auction
- ☐ selected your preferred suburb/location
- ☐ worked out what features you want in a property (for example, number and size of bedrooms). If you are considering a flat, apartment or unit, you should also refer to our [Buying an apartment or unit checklist](#)
- ☐ inspected similar properties in the area and checked sale results in newspapers and online to find out how much they sold for
- ☐ understood the differences between a private sale and an auction
- ☐ established if the property require a building inspection. If buying at auction, make sure you get the inspection report before the auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ worked out if you need to make the purchase subject to a building inspection for a private sale
- ☐ worked out if property require a pest inspection. If so, make sure you get the results before auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ your legal practitioner or conveyancer check the section 32 vendor's statement and the contract of sale
- ☐ developed a strategy for bidding at auction or for making an offer for a private sale
- ☐ knowledge about your cooling-off rights
- ☐ asked the agent about any items that appear to be fixtures of the property but could instead be items (personal chattels), which the seller may remove at settlement
- ☐ organised your deposit, so you can pay when required by the agent

- ☐ checked all items you believe come with the property are in good working order and stated on the contract of sale
- ☐ checked those items on final inspection
- ☐ purchased a kit if you decide to do your own conveyancing.

Last updated: 02/02/2015

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VENDOR:

**KATHRYN JOY MINTER & HELEN MAY FAIRLIE
BOTH AS EXECUTORS
OF MERLE LUCILLE THOMAS (DECEASED)**

VENDOR'S STATEMENT

2 TULANE DRIVE, MILDURA, VICTORIA, 3500

HILTON-WOOD SOLICITORS

35 DEAKIN AVENUE
MILDURA VIC 3500
(PO BOX 2423, MILDURA 3502)
DX 50017
Ph: 03 5023 1522
Fax: 03 5023 1544
Our ref: FHW:162/20