

Vendor

**John Fletcher Citizen
and
Sally Mai Citizen**

Property

1 Alexandra Way, Supertown

**Vendor's Statement
to the Purchaser of Real Estate
pursuant to Section 32
of the Sale of Land Act 1962
(*"the Act"*)**



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ALT:GK:40350:alt
#alt_40350_8

Vendor's Statement to the Purchaser of Real Estate pursuant to Section 32 of the Sale of Land Act 1962 ("the Act")

VENDOR: John Fletcher Citizen & Sally Mai Citizen

PROPERTY: 1 Alexandra Way, Supertown

In this Statement –

"**certificate**" means a certificate (or a copy) issued by the relevant authority.

"**settlement**" means the event upon which the Purchaser becomes entitled to possession or to the rents and profits of the Property.

Restrictions

Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered)

- **Description:**
As set out in the attached
☞ copies of title document/s
- **Particulars** of any existing failure by the Vendor to comply with their terms are as follows:
None to the Vendor's knowledge

Planning and Road Access

Information concerning any planning instrument/s:

- Is contained in the attached certificate;
- There is access to the Property by road

IMPORTANT NOTICES TO PURCHASERS

- ★ The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

- ★ The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

Outgoings, GST and Statutory Charges

- **Rates, Taxes, Body Corporate Fees:**

Information concerning any rates, taxes (excluding GST) or other similar outgoings (including any Body Corporate charges) and any interest payable on any part of them:

⊕ Is contained in the attached certificate/s;

- **Goods & Services Tax ("GST"):**

If the Contract of Sale states that the Price is GST exclusive and that the Purchaser must in addition to the Price or other amounts payable under the Contract pay any GST payable by the Vendor in relation to any supply made by the Vendor under the contract of Sale, then the Purchaser is to pay in addition to the Price and other moneys that GST. In relation to the supply, being real property (as defined in the GST Act), that GST will be in an amount equal to 10% of the Price unless the Vendor chooses or is required by the Contract of Sale to apply (if it is lawfully able to do so) the margin scheme to work out the GST payable. In that case, the GST may be less than 10% of the Price but the amount has not been determined as at the date of this statement.

- **Charges Securing Amounts Due:**

The particulars of any other registered or unregistered charge over the Property imposed by or under an Act to secure an amount due under that Act and the amount due under that Charge are as follows:

⊕ None to the Vendor's knowledge

Notices

Particulars of any notice, order, declaration, report or recommendation of a public authority or Government department or approved proposal affecting the property of which the Vendor might reasonably be expected to have knowledge including:

- (i) any affecting the Body Corporate and any liabilities (whether contingent proposed or otherwise) where the Property is in a subdivision containing a Body Corporate including any relating to the undertaking of any repairs to the Property;

- (ii) any quarantine or stock order imposed under the Stock Diseases Act 1968 (whether or not the quarantine or order is still in force);
- (iii) any notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;
- Are contained in the attached certificate/s and/or statements and/or other materials
- None to the Vendor's knowledge

Services

Information concerning the supply of the following services:

Service	Connected	Authority
• Electricity	Yes	TruEnergy
• Gas	Yes	TruEnergy
• Water	Yes	Yarra Valley Water
• Sewerage	Yes	Yarra Valley Water
• Telephone	Yes	Telstra

WARNING:

You should check the appropriate authorities as to the availability of and the cost of providing any essential services not connected to the Property.

Title

Attached are copies of the following documents concerning the title or, when applicable copies of a statement provided by the Registrar of Titles of the information in the title documents described below:

- Certificate of Title being Volume 12345 Folio 067
- Registered Title Plan No. 222555A

Building Approvals

Particulars of any building approval granted during the past seven (7) years under the Building Control Act 1981 (required only where the property includes a residence);

- Are contained in the attached certificate or letter provided by the relevant municipal authority

NOTICE TO VENDORS:

If the Property is to be sold under or pursuant to a Terms Contract as defined in the Sale of Land Act or is to be sold subject to a mortgage which will not be discharged when the Purchaser becomes entitled to possession or to receipt of rents and profits then the Vendor must provide as part of the Vendor's Statement additional information as prescribed in the Sale of Land Act.

DATE OF STATEMENT: : / /2007

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John Fletcher Citizen or his agent

.....
Sally Mai Citizen or her agent

The Purchaser acknowledges being given a copy of this statement signed by the Vendor before the Purchaser signed any Contract.

DATE OF ACKNOWLEDGMENT: / /2007

Purchaser's Signature:

Purchaser's Signature:

SAMPLE