

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	14A Jellicoe Avenue, Monbulk 3793 (being Lot 2 on Plan of Subdivision 338026W, and more particularly described in Certificate of Title Volume 10370 Folio 912)
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Vendor's name	Grant William Lloyd (as Executor of Barry David Lloyd deceased)	Date	20/02/20
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Vendor's signature	
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Purchaser's name		Date	/ /
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Purchaser's signature	
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Purchaser's name		Date	/ /
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Purchaser's signature	
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FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$3,500.00

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

N/A

To

N/A

Other particulars (including dates and times of payments):

N/A

1.3 Terms 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.

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): -

Not Applicable.

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:

Nil.

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:

Nil.

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*.

The owners corporation is an inactive owners corporation.

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:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" 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.

9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

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

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

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 1000m²; (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. APPLICATION BY LEGAL PERSONAL REPRESENTATIVE

The property is currently subject to registration of an Application by Legal Personal Representative. A copy of proposed document is contained within the attached copy documents.

13. 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.)

Is attached.

14. 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)

1. Register Search Statement Volume 10370 Folio 912
2. Grant of Probate
3. Proposed Application by Legal Personal Representative
4. Plan of Subdivision 338026W
5. Owners Corporation Search Report
6. Planning Certificate
7. Vicplan Planning Property Report
8. Yarra Valley Water: Water Information Statement
9. Yarra Ranges Shire Council: Special Charge Scheme
10. Due Diligence Checklist



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VOLUME 10370 FOLIO 912

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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 338026W.
PARENT TITLE Volume 08252 Folio 570
Created by instrument PS338026W 03/03/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BARRY DAVID LLOYD of FLAT 3 70 LUSHER RD. CROYDON 3136
V338594D 26/03/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD535624D 04/04/2005
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS338026W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 14A JELlicoe AVENUE MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS338026W

DOCUMENT END

**Application by legal personal representative
Section 49 Transfer of Land Act 1958**

Privacy Collection Statement

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

Lodged by:

Name: NEESHAM WHITE GENTLE
Phone: 9756 6254
Address: 55 MAIN STREET MONBULK VIC 3793
Reference: DGM:IM:2019009
Customer Code: 3457J

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as the proprietor of the estate and interest of the deceased in the land described.

Land: (volume and folio and if applicable mortgage, charge or lease no.)

VOLUME 10370 FOLIO 912

Applicant: (full name and address including postcode)

GRANT WILLIAM LLOYD OF 14A JELICOE AVENUE, MONBULK, VIC 3793

Representative capacity:

AS EXECUTOR OF THE WILL OF BARRY DAVID LLOYD

Deceased Registered Proprietor: (full name)

BARRY DAVID LLOYD

35271702A

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THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

**Application by legal personal representative
Section 49 Transfer of Land Act 1958**

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Signing

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
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 GRANT WILLIAM LLOYD
Signer Name DAVID MISSO
Signer Organisation NEESHAM WHITE GENTLE
Signer Role AUSTRALIAN LEGAL PRACTITIONER
Signature

Execution Date

35271702A

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In the Supreme Court of Victoria Probate Jurisdiction

In the Will of BARRY DAVID LLOYD late of 14A Jellicoe Avenue, Monbulk,
Victoria, deceased.



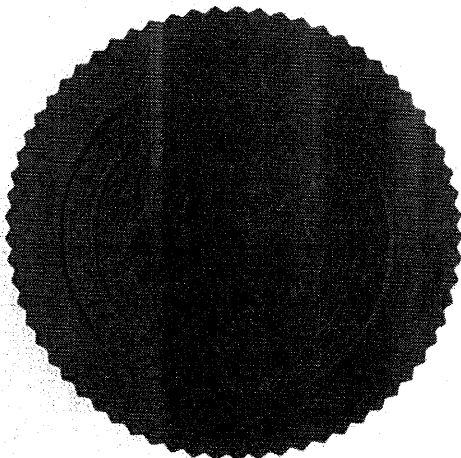
Be it Known that on *25 February* 2019

the Will (a true copy of which is annexed) of the deceased who died on 18 December 2018 was proved by GRANT WILLIAM LLOYD of 15 Middleton Crescent, Golden Grove, South Australia, the Executor appointed therein.



BY THE COURT -

[Signature]
ASSISTANT REGISTRAR OF PROBATES



ISSUED TO -

NEESHAM WHITE GENTLE
55 Main Street
MONBULK 3793
DX 16009 Belgrave
Solicitor's Code: 105678

Ref: DGM:EM:2018495 David Misso