



**CERTIFICATE OF TITLE - VICTORIA**

**Volume 11911 Folio 504**  
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**Under the Transfer of Land Act 1958**

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

*Alvin McRae*



REGISTRAR OF TITLES

**LAND DESCRIPTION**

Lot 519 on Plan of Subdivision 634252L.  
PARENT TITLE Volume 11317 Folio 336  
Created by instrument AQ1936785 31/08/2017

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BUNABAROO PTY LTD of 10 WATERVIEW STREET MONA VALE NSW 2103  
AQ282076C 25/09/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AJ276776S 26/10/2011

**DIAGRAM LOCATION**

SEE PS634252L FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE







WARNING TO ESTATE AGENTS  
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES  
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

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# Contract of Sale of Real Estate

Part 1 of the form of contract published by the Law Institute of Victoria Limited and The Real Estate Institute of Victoria Ltd

Property address: **Unit 519, Level 5, 5 Villiers Street, North Melbourne, Vic 3061**

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the -

- particulars of sale; and
- special conditions, if any; and
- general conditions

in that order of priority.

## SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that, prior to signing this contract, they have received -

- a copy of the section 32 statement required to be given by a vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of Part II of that Act; and
- a copy of the full terms of this contract.

The authority of a person signing -

- under power of attorney; or
  - as director of a corporation; or
  - as agent authorised in writing by one of the parties -
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER: *[Signature]*

Print name(s) of person(s) signing: *Andrew Wallace Gough, Joy Elaine Gough* on *10/07/2017*

*Miss Rosemary Helen Gough*

State nature of authority, if applicable: *AS DIRECTORS*

This offer will lapse unless accepted within [ ] clear business days (3 clear business days if none specified)

SIGNED BY THE VENDOR: \_\_\_\_\_

on \_\_\_\_\_/\_\_\_\_\_/20\_\_\_\_

Print name(s) of person(s) signing: \_\_\_\_\_

State nature of authority, if applicable: \_\_\_\_\_

The DAY OF SALE is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS	
<p><b>Cooling-off period</b> (section 31 of the Sale of Land Act 1962)</p> <p>You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.</p> <p>You must either give the vendor or the vendor's agent written notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.</p> <p>You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.</p>	<p><b>EXCEPTIONS:</b> the 3-day cooling-off period does not apply if:</p> <ul style="list-style-type: none"> <li>• you bought the property at or within 3 clear business days before or after a publicly advertised auction;</li> <li>• the property is used primarily for industrial or commercial purposes; or</li> <li>• the property is more than 20 hectares in size and is used primarily for farming; or</li> <li>• you and the vendor previously signed a contract for the sale of the same land in substantially the same terms; or</li> <li>• you are an estate agent or a corporate body.</li> </ul>

\*This contract is approved by the Law Institute of Victoria Limited, a professional association within the meaning of the Legal Profession Act 2004, under section 53A of the Estate Agents Act 1980.

**NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN**

Off-the-plan sales (Section 9AA(1A) of the Sale of Land Act 1962)

(the contract of sale and the day on which you become the registered proprietor of the lot.

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

A substantial period of time may elapse between the day on which you sign

**Particulars of sale**

Vendor's estate agent

Name: College House Mgt Pty Ltd trading as Unilodge Realty

Address: 39 Lonsdale Street Melbourne, 3000

Email: sales.melbourne@unilodge.com.au

Tel: 03 8102 7499 Mob: 0447 822 212 Fax: ..... Ref: Graham D. Callaghan

Vendor

Name: Dentserve Pty Ltd

Address: 41 Walker Street Dandenong Vic 3175

ABN/ACN: .....

Email: .....

Vendor's legal practitioner or conveyancer

Name: Billal Amani

Address: 23/200 Thomas Street Dandenong Vic 3175

Email: amanilawyers@gmail.com

Tel: ..... Mob: 0422999410 Fax: ..... Ref: .....

Purchaser

Name: Bunabaroo Pty Ltd as trustee for The Gough Family Superfund.

Address: 10 Waterview Street, Mona Vale, NSW 2103

ABN/ACN: .....

Email: .....

Purchaser's legal practitioner or conveyancer

Name: Hammersmith Lawyers

Address: 11/210 Toorak Rd, South Yarra, vic 3141

Email: tracy.j@hammersmithlawyers.com.au

Tel: 03 9095 8655 Fax: 03 9866 7590 DX: 32801 Ref: Tracy Jackson

LandrjvgUgnmfr(itions 3 and 9)

The land is described in the table below -

Certificate of Title reference	being lot	on plan
Volume <u>11317</u> Folio <u>336</u>	<u>519</u>	<u>634-252L</u>
Volume ..... Folio .....	.....	.....

OR

described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as attached to the section 32 statement if no title or plan references are recorded in the table above or as described in the section 32 statement if the land is general law land.

The land includes all improvements and fixtures.

