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Professionals Yarra Valley Property Inclusions

Property Address: 3 Clarke Ave, Warburton, 3799

Please detail items to remain at settlement.

Dishwasher YES
Make: Asko

Microwave NO
Make:

Rangehood YES
Make: Unknoqn

Bar Fridge NO
Make:

Upright Stove YES
~~Gas / Electric~~ GAS

Wall Oven NO
~~Gas / Electric~~

Hotplates NO
~~Gas / Electric~~

Floor Coverings N/A
Fixed

Floor Coverings N/A
Loose

Drapes/Curtains YES
Blinds

Light Fittings YES

Security System NO

Intercom Set NO

Ducted Vac & Fittings NO

NBN NO

Split System YES
Make: Daikin

Air Conditioner NO
Make:

Other Cooling NO
Make

Wood Heating YES
Make Firefox

Ducted Heating YES
Make: Brivis

Heating NO
~~Gas / Electric~~

Ceiling Fans NO

Pool &/or Spa Equipment NO

Pond/Fountain NO

Garden Statues NO

Sprinkler/Water System NO

Clothes Line YES

Council Bins YES

Solar Power NO

Out Buildings NO

LPG Bottles NO
Own / Rent

Auto Garage Doors NO
Remote Controls:

Hot Water Service YES
Gas / Electric / Solar GAS

Water Tanks NO
# of Tanks: Size (ltrs)

Pumps NO
# of Pumps:

Freestanding Robes NO

Telephone Handset NO

Childrens Play Equipment NO

Childrens Cubby House NO

BBQ NO

BBQ Gas Cylinder NO

TV Antenna/Booster NO

TV/Wall Brackets N/A
if no, must be patched prior to settlement

Open Fire Grate NO

Other Inclusions:

*Any plants that are NOT staying MUST be CLEARLY tagged with a BRIGHT COLOURED ribbon

Is the building insulated? **CEILING** YES **WALLS** YES **FLOORS** NO

Is there a pool or spa? NO *If YES the purchaser hereby acknowledges that upon settlement it is their responsibility to ensure that the pool &/or spa complies with current fencing and safety regulations.*

What type of stumps do you have? CONCRETE

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Are smoke detectors fitted? YES Are the smoke detectors in working order? YES

The Vendor warrants that all appliances included in the sale will be in good working order at the time of settlement except the following:

Not sure yet.

Are any of the items included in the sale under chattel mortgage or hire purchase agreement? List below if applicable:

No

Exclusions: Other items not included with the sale (if tenanted include any items that belong to the tenant that are not staying:

No

Disclaimer: The Vendor and the agent make no representation that any appliance, fitting, system or smoke detector contained in this list of inclusions, whether it is in working order or not, has been installed recently or serviced in compliance with the regulations as they apply to specific appliance, fitting, system or smoke detector.

Stamp Duty – Unequal Ownership when Purchasing Real Estate: The State Revenue Office (SRO) may charge extra stamp duty on transfers where buyers purchase unequal fractional interest in Real Estate and the interests are recorded in the contract do not match those recorded in the transfer. When the transfer is different from the contract, the SRO may presume there has been a sub-sale and, its up to the buyers to satisfy the SRO no sub-sale has taken place, if they are to avoid paying extra stamp duty. It is the buyers responsibility to make sure that the interest recorded in the Contract & transfer match.

The purchaser acknowledges the following:

- If there is more than one purchaser, it is the purchasers responsibility to ensure that the contract correctly records at the date of sale the proportions in which they are buyer the property ("the proportions")
- If the proportions recorded in the transfer differ from those recorded in the contract, it is the purchasers responsibility to pay an additional duty which may be assessed as the result of the variation.
- The purchasers fully indemnify the vendor, the vendors agent & vendors legal practitioner against any claims or demands which may be made against any or all of them, in relation to any additional duty payable as a result of the proportions in the transfer differing from those in the contract.
- This special condition will not merge on completion.

The Vendor acknowledges that a copy of this form will be given to the purchaser and will be attached to the contract of sale for the property.

IMPORTANT! Both the vendor and purchaser hereby acknowledge that the agents have advised them they each have a separate and insurable interest in the building and chattels hereby sold and they should take out their own insurance policy to cover their respective interest.

SIGNED (VENDORS): DocuSigned by: DCFFE2F37B9543A...

NAMES: Shiva Shamim

DATE: 27-Jan-2024

The purchaser hereby acknowledges the above & confirm that they have read all of this form (2pages)

SIGNED (PURCHASERS): _____

NAMES: _____

DATE: _____