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Professionals Yarra Valley Property Inclusions

Property Address: 12 Lincoln Rd Warburton, 3799

Please detail items to remain at settlement.

Dishwasher YES
Make: Dishlex

Microwave N/A
Make:

Rangehood YES
Make: Euromaid

Bar Fridge N/A
Make:

Upright Stove N/A
~~Gas / Electric~~

Wall Oven N/A
~~Gas / Electric~~

Hotplates YES
~~Gas / Electric~~ GAS

Floor Coverings YES
Fixed

Floor Coverings N/A
Loose

Drapes/Curtains YES
Blinds

Light Fittings YES

Security System N/A

Intercom Set N/A

Ducted Vac & Fittings YES

NBN YES

Split System YES
Make: Braemar

Air Conditioner YES
Make: Cool air

Other Cooling N/A
Make

Wood Heating YES
Make Alpine

Ducted Heating YES
Make: Braemar

Heating YES
~~Gas / Electric~~ GAS

Ceiling Fans N/A

Pool &/or Spa Equipment N/A

Pond/Fountain N/A

Garden Statues N/A

Sprinkler/Water System N/A

Clothes Line YES

Council Bins YES

Solar Power N/A

Out Buildings YES

LPG Bottles N/A
Own / Rent

Auto Garage Doors N/A
Remote Controls:

Hot Water Service YES
Gas / Electric / Solar ELECTRIC

Water Tanks N/A
# of Tanks: Size (ltrs)

Pumps N/A
# of Pumps:

Freestanding Robes N/A

Telephone Handset N/A

Childrens Play Equipment N/A

Childrens Cubby House N/A

BBQ N/A

BBQ Gas Cylinder N/A

TV Antenna/Booster YES

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

Open Fire Grate YES

Other Inclusions: Shed and car port

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

Is the building insulated? **CEILING** YES **WALLS** UNKNOWN **FLOORS** UNKNOWN

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? N/A

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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:

N/A

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

N/A

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

N/A

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: Eva Dimovski 88E53C983BC84BB... DocuSigned by: Damien Nguyen EE7C50D830D9433...

NAMES: Eva Dimovski Damien Nguyen

DATE: 20-Sep-2023 21-Sep-2023

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

SIGNED (PURCHASERS): _____

NAMES: _____

DATE: _____