

Professionals Yarra Valley Property Inclusions

Property: 4 PATRICK ST, WOORI YALLOCK

Please CIRCLE items to remain at settlement. Please complete each item or cross them out if not applicable.

Dishwasher Make	Yes / No <u>(Yes)</u>	Split System Make	Yes / No <u>(Yes)</u>	CPG Bottles ~~Own/Rent~~	Yes / No
Microwave Make	Yes / <u>(No)</u>	Air Conditioner Make	Yes / No <u>(Yes)</u>	~~Auto Garage Doors~~ # Remote Controls: _____	Yes / No
Rangehood Make	<u>(Yes)</u> / No	~~Other Cooling System~~ ~~Make~~	Yes / No	Hot Water Service ~~Gas/Electric/Solar~~	<u>(Yes)</u> / No
~~Bar Fridge~~ ~~Make~~	Yes / No	Wood Heating Make	Yes / No <u>(Yes)</u>	Water Tanks #: <u>(1)</u> Size: _____ ltrs	<u>(Yes)</u> / No
Upright Stove ~~Gas/Electric~~	<u>(Yes)</u> / No	Ducted Heating Make	Yes / No <u>(Yes)</u>	~~Pumps~~ #: _____	Yes / No
~~Wall Oven~~ ~~Gas/Electric~~	Yes / No	~~Heating~~ ~~Gas/Electric~~	Yes / No	Freestanding Robes	Yes / <u>(No)</u>
Hotplates ~~Gas/Electric~~	Yes / No	Ceiling Fans	<u>(Yes)</u> / No	Telephone Handset	Yes / <u>(No)</u>
Floor Coverings Fixed	<u>(Yes)</u> / No	Pool &/or Spa Equip	Yes <u>(No)</u>	Children's Play Equipment	Yes <u>(No)</u>
~~Floor Coverings Loose~~	Yes / No	Pond/Fountain	Yes <u>(No)</u>	Children's Cubby House	Yes / <u>(No)</u>
Drapes/Blinds/Curtains	<u>(Yes)</u> / No	Garden Statues	Yes <u>(No)</u>	BBQ	Yes / <u>(No)</u>
Light Fittings	<u>(Yes)</u> / No	Sprinkler/Water System	Yes / No	BBQ Gas Cylinder	Yes <u>(No)</u>
~~Security System~~	Yes / No	Clothes Line	<u>(Yes)</u> / No	TU Antenna / Booster	<u>(Yes)</u> / No
~~Intercom Set~~	Yes / No	Council Bins	<u>(Yes)</u> / No	TU/ Wall Brackets If no, must be patched prior to settlement	Yes / <u>(No)</u>
~~Ducted Vac & Fittings~~	Yes / No	Solar Power	<u>(Yes)</u> / No	Open Fire Grate	Yes / <u>(No)</u>
Other Inclusions:				Out Buildings	<u>(Yes)</u> / No
				Sewer/ ~~Septic~~ /Other	<u>(Yes)</u> / No

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

Is the building insulated? CEILING Yes/No (Unknown) WALLS Yes/No (Unknown) FLOORS Yes/No (Unknown)

Is there a pool or spa? Yes (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) Timber/NA

Are smoke detectors fitted? (Yes) No Are smoke detectors in working order? (Yes) No

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

1XL Electric Heater Downstairs

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

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

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.

Payment of Deposit: The purchasers acknowledge that they will be paying the deposit by Bank Cheque, Money Order, Cash or direct deposit into Andrew McMath Real Estate Pty Ltd trust account. A deposit bond will not be an acceptable method of paying the deposit.

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, it's 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 the interest recorded in the Contract and transfer match.

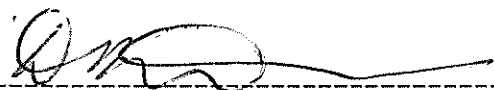
The purchasers acknowledge the following:

- If there is more than one purchaser, it is the purchaser's responsibility to ensure that the contract correctly records at the date of sale the proportions in which they are buying the property ("the proportions")
- If the proportions recorded in the transfer differ from those recorded in the contract, it is the purchaser's responsibility to pay an additional duty which may be assessed as the result of the variation.
- The purchaser's fully indemnify the vendor, the vendors agent and vendors legal practitioner against any claims or demands which may be made against any of 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.

VENDORS NAME(S): Dawn Rosalie Devlyn

SIGNED (VENDOR): 

DATE: 27/11/2024

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

PURCHASER NAME(S): _____

SIGNED (PURCHASER): _____

DATE: _____