## DEPOSIT STATEMENT TO THE PURCHASER OF REAL ESTATE PURSUANT TO SECTION 27 OF THE SALE OF LAND ACT 1962 ("the Act")

**VENDOR** 

YEW HEE KOH AND LAI WAN KOH

**PROPERTY** 

15 DEAN STREET, KEW, VICTORIA 3101

- \*Delete as appropriate wherever asterisk (\*) appears.
- \*1. The Property is not subject to a mortgage (as defined in the Act).
- \*1. Particulars of the Mortgage/s to which the Property is now subject -
  - 1.1 \$ is the amount secured by the Mortgage.
    - \$ instalments must be paid at monthly intervals.
    - \$ is the amount now required to discharge the Mortgage (as defined in the Act) which amount includes any outstanding rates, taxes or charges due to any statutory body, or any other charges or lien for money or money's worth.
  - 1.2 The Mortgage does \*not provide for further advances \*as follows
  - 1.3 % p.a. is the lower rate of interest payable under the Mortgage (& default rate is % p.a.)
  - 1.4 is the date by which amount secured by the Mortgage is to be repaid (unless the lender demands early repayment upon any breach of its conditions).
  - 1.5 The vendors are \*not in default under the Mortgage \*in the following respects
  - 1.6 The Mortgage lender is

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- 1.7 The Mortgage lender has \*not consented to the Purchaser assuming the Vendors' obligations under the Mortgage.
- \*2. There is no Caveat lodged against the title to the Property under the Transfer of Land Act 1958.
- \*2. The property is now affected by the following Caveats
  - 2.1 Caveat No.
  - 2.2 Caveator
  - 2.3 Security claimed by Caveator

	YEW HEE KOH AND LAI WAN KOH			
Signature of the Vendors				
DATE OF THIS STATEMENT	1	/2022		

## **ACKNOWLEDGMENT OF RECEIPT OF INFORMATION**

The Pu	urchase	r hereby acknowled	ges recei	ipt of a copy of this Statement.	
DATE OF RECEIPT		1	/2022		
Signat	ure/s of	the Purchaser(s)			
		RELEASE OF T	HE DEPO	OSIT BY THE PURCHASER	
(1)	The Pu	The Purchaser is satisfied that -			
	(a)	The above particular	ars provid	ded by the Vendor are accurate.	
	(b)	The particulars indicate that the purchase price is sufficient to discharge a mortgages over the Property.			
	(c)	The contract is not Purchaser.	subject t	to any condition enuring for the benefit of the	
DATE (	OF THI	S RELEASE	1	/2022	
Signatı	ure/s of	the Purchaser(s)			