

Material facts about the land for sale

What is a material fact?

A fact is a material fact in the sale of land if it is:

- important to a potential purchaser
- an opinion, but only if it is an expert opinion
- a fact that an average purchaser would regard as material in their decision to buy
- known to the vendor or their agent, including an estate agent, to be important to a specific purchaser

Vendor/s: Carol & Merv Tremain

Property: 125 Creek Street South, Bendigo

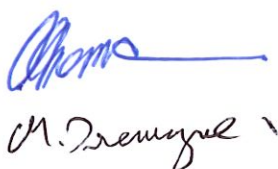
Vendor checklist of potential facts

	Yes	No	Comments
Structure			
Is there an unrectified defect in the structure of any building on the land?	☐	☒	
Are all appliances, fixtures and fittings on the land in working order?	☒	☐	
If services are not connected, have quotes been obtained for the connection of services to the land?	☐	☐	
If yes, which services:			
Electricity?	☐	☐	
Water?	☐	☐	
Sewerage?	☐	☐	
Gas?	☐	☐	
Telephone?	☐	☐	
NBN?	☐	☐	
Have any authorities advised that services will not be connected to the land?	☐	☒	
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?	☐	☒	
Is there any asbestos on the land, including in structures on the land?	☐	☒	
On the land is there a structure or part of a structure for which the required planning permit was not obtained?	☐	☒	
Is there a current safety compliance certificate for any swimming pool or spa on the land?	☒	☐	
Is the land subject to seasonal inundation by water?	☐	☒	
Do all structures included in the proposed sale fall within the boundaries of the land?	☒	☐	
Are any structures on the land built on an easement?	☐	☒	
Is there an active pest infestation affecting structures on the land?	☐	☒	
Is there unrectified damage from a pest infestation affecting structures on the land?	☐	☒	

Vendor checklist of potential facts

	Yes	No	Comments
Occupancy			
Do you have knowledge of anybody dying on the land?	☐	☒	
If yes, was the death the result of:			
Murder?	☐	☐	
Manslaughter?	☐	☐	
Suicide?	☐	☐	
Are there any memorials on the site?	☐	☒	
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?	☐	☒	
Land use			
Is the land contaminated by toxic chemicals?	☐	☒	
Is there any waste material in the land?	☐	☒	
Does the land contain mining tailings?	☐	☒	
Has the land been used for the manufacture of substances such as methylamphetamine?	☐	☒	
Has the land been used for the sale of illegal substances?	☐	☒	
Neighbouring Properties			
Is any neighbouring land owned or leased by the state government?	☐	☒	
Is any neighbouring land owned or leased by a community housing group?	☐	☒	
Does any neighbouring land contain a registered rooming house?	☐	☒	
Have police ever been called about the behaviour of the occupants of nearby properties?	☐	☒	
Are there any disputes between you and the owners of neighbouring properties?	☐	☒	
If yes, are the disputes about:			
Boundaries?	☐	☐	
Overhanging trees?	☐	☐	
Tree roots?	☐	☐	
Fences?	☐	☐	
Drainage?	☐	☐	
The overland flow of water?	☐	☐	
Noise?	☐	☐	
Waste storage or disposal?	☐	☐	
Fumes?	☐	☐	
Odours?	☐	☐	
Toxic substances?	☐	☐	
Non-permitted use of land and/or structures?	☐	☐	
Another matter or matters?	☐	☒	

Signed:


M. Zenguel

Date:

11-8-26