

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	CROWN ALLOTMENT 66 SECTION A INGLEWOOD ROAD, BRIDGEWATER ON LODDON, VIC, 3516 BEING WHOLE OF THE LAND CONTAINED IN CERTIFICATE OF TITLE VOLUME 12358 FOLIO 849.
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Vendors Name	GRANGE PASTURES PTY LTD A.B.N. 74 064 743 835	Date 29/07/2025
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Vendors Signature	
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Purchaser Name		Date / /
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Purchaser's Signature	
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Purchaser Name		Date / /
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Purchaser's Signature	
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1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their total does not exceed:

\$3,500.00

(b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge which are not included in the items above; other than any amounts described in this rectangular box.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge.

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 1378 of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):-

Is in the attached copies of title documents.

- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

None to the vendors knowledge

3.2 Road Access

There is NO access to the property by road If the square box is marked with an 'X'

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

☒

3.3 Planning Scheme

The required specified information is as follows:

- | | |
|-----------------------------------|------------------------|
| (a) Name of planning scheme | Loddon Planning Scheme |
| (b) Name of responsible authority | Loddon Shire Council |
| (c) Zoning of the land | Township Zone– (TZ) |
| (d) Name of Planning Overlay | |

NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

None to the Vendors knowledge.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* In the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owner's corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity Supply	☒	Gas Supply	☒	Water supply	☒	Sewerage	☒	Telephone Services	☒
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9. TITLE

Attached are copies of the following documents: Certificate of Title Volume 12358 Folio 849
Area: 1000m²

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is Attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 July 2025 03:23 PM

PROPERTY DETAILS

Crown Description: **Allot. 66 Sec. A TOWNSHIP OF BRIDGEWATER**
Address: **INGLEWOOD ROAD BRIDGEWATER ON LODDON 3516**
Standard Parcel Identifier (SPI): **66~A\PP5109**
Local Government Area (Council): **LODDON**
Council Property Number: **31013500 (Part)**
Planning Scheme: **Loddon**
Directory Reference: **Vicroads 594 B9**

www.loddon.vic.gov.au

[Planning Scheme - Loddon](#)

This parcel is one of 3 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

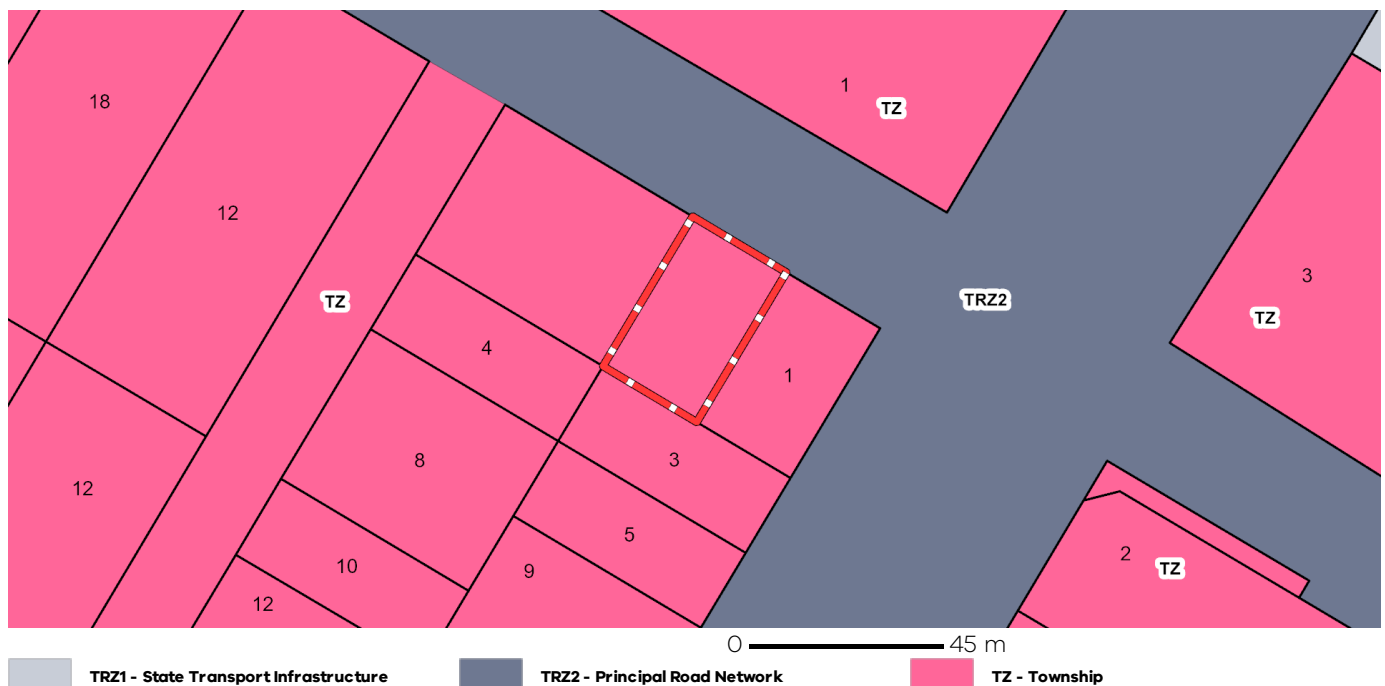
Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **RIPON**
OTHER
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

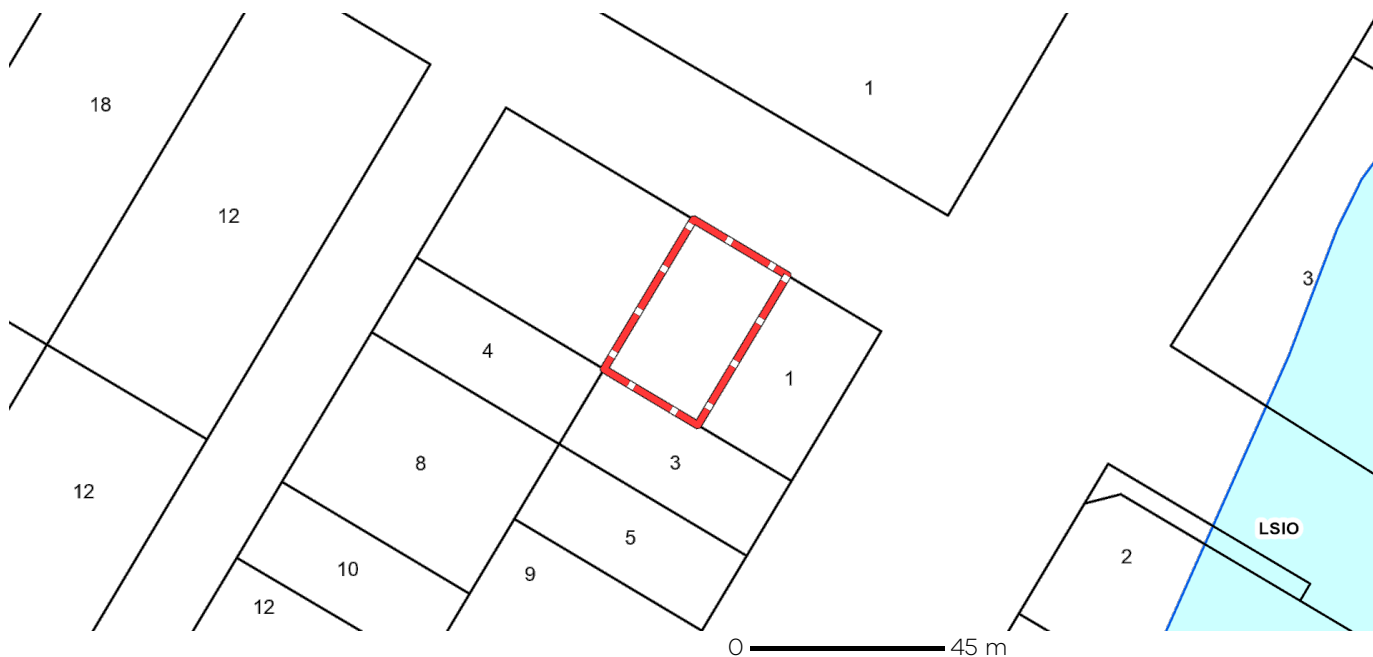
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 24 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

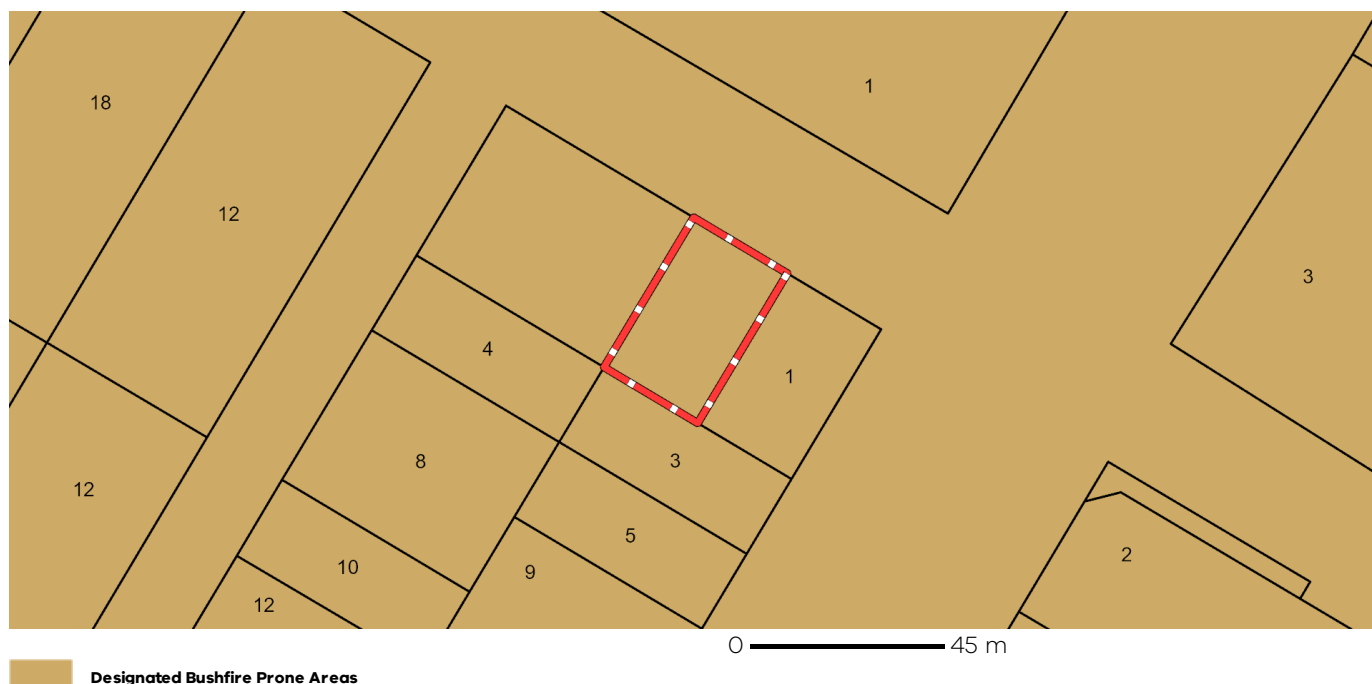
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)



ABN 90 925 450 534

RATE AND VALUATION NOTICE

COUNCIL OFFICES
41 High Street, PO Box 21
Wedderburn Vic. 3518
4 SEP 2024

CONTACT NUMBERS
Ph 03 5494 1200
loddon@loddon.vic.gov.au

CASHIER'S HOURS
8.15 am to 4.45 pm
Monday to Friday

TAX INVOICE

BY:



029-3108 (396)

GP54

Grange Pastures Pty Ltd
PO Box 556
DONCASTER VIC 3108

Date of Valuation 01/01/2024		CIV is used for rating purposes		Valuation first used 2024/2025	
Property Number	Reference Number	Rating Year	Date Declared	Date of Issue	Date Due
31013500	310135009	01/07/2024 to 30/06/2025	01/07/2024	19/08/2024	15/02/2025
Description and Location of Property		Site Value (SV)	Capital Improved Value (CIV)	Net Annual Value (NAV)	
Inglewood Road BRIDGEWATER ON LODDON VIC 3516		\$472,000	\$472,000	\$23,600	
CA 64-66 SEC A P.O. BRIDGEWATER BW					
0.3078 HECTARES					
Fire Service Property Levy Classification - Residential		AVPC Code 100			

Rates & Charges

Residential General Rate	\$916.06
Municipal Charge	\$243.00
FSPL Residential Charge	\$132.00
FSPL Residential Levy Rate	\$41.06

Total of Rates & Charges

\$1,332.12

ANY ARREARS SHOWN ON THIS NOTICE ARE DUE IMMEDIATELY AND INTEREST WILL ACCRUE UNTIL PAID

ALL LATE PAYMENTS WILL BE CHARGED AN INTEREST PENALTY OF 10% P.A.

Option 1	*1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	Option 2	FULL PAYMENT
	\$333.12	\$333.00	\$333.00	\$333.00	OR	\$1,332.12
	Payable by 30/09/2024	Payable by 30/11/2024	Payable by 28/02/2025	Payable by 31/05/2025		Payable by 15/02/2025

*To elect to pay by instalments, the exact amount of the first instalment must be paid by 30 September 2024



PAYMENT SLIP – POSTAL DELAYS NOT ACCEPTED (Please return this portion only)
Payment methods accepted – see over for further information



Billers Code: 79640

Reference No. 310135009

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 310135009



Post
Billpay

Pay in person at any Post Office

Full Payment

\$1,332.12



Full *937 310135009



1st Instal *937 310135009

Ratepayers Name: Grange Pastures Pty Ltd

Property Number: 31013500

Reference Number: 310135009

Instalment

1

\$333.12

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12358 FOLIO 849

Security no : 124126642455L
Produced 29/07/2025 03:25 PM

LAND DESCRIPTION

Crown Allotment 66 Section A Township of Bridgewater Parish of Inglewood.
PARENT TITLE Volume 01128 Folio 424
Created by instrument AV263656W 24/01/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GRANGE PASTURES PTY LTD of SUITE 202 LEVEL 2 651 DONCASTER ROAD DONCASTER
VIC 3108
AV263656W 24/01/2022

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP819974C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: INGLEWOOD ROAD BRIDGEWATER ON LODDON VIC 3516

ADMINISTRATIVE NOTICES

NIL

eCT Control 16748Y QUEEN ST LEGAL GROUP PTY LTD
Effective from 18/02/2022

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.



TITLE PLAN		EDITION 1	TP 819974C
LOCATION OF LAND Parish: INGLEWOOD Township: BRIDGEWATER Section: A Crown Allotment: 64, 65 AND 66 Crown Portion: - Last Plan Reference:- Derived From: VOL. 1128 FOL. 424 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land/Easement Information		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 21/01/2008 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>	
TOTAL AREA = 1A 0R 0P			
LENGTHS ARE IN LINKS	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets	

Due Diligence Checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights