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: Ann Wilkie acting as POA executor for the estate of Alfred John Carey

Property: 34 Walker Drive, SPRING GULLY VIC 3550

Vendor checklist of potential facts

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

Vendor checklist of potential facts

	Y/N	Comments
Occupancy		
Do you have knowledge of anybody dying on the land?	N	NO
If yes, was the death the result of:		
Murder?	N	NO
Manslaughter?	N	NO
Suicide?	N	NO
Are there any memorials on the site?	N	NO
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?	N	NO
Land use		
Is the land contaminated by toxic chemicals?	N	NO
Is there any waste material in the land?	N	NO
Does the land contain mining tailings?	N	NO
Has the land been used for the manufacture of substances such as methylamphetamine?	N	NO
Has the land been used for the sale of illegal substances?	N	NO
Neighbouring Properties		
Is any neighbouring land owned or leased by the state government?	N	NO
Is any neighbouring land owned or leased by a community housing group?	N	NO
Does any neighbouring land contain a registered rooming house?	N	Not that I know of
Have police ever been called about the behaviour of the occupants of nearby properties?	N	NO
Are there any disputes between you and the owners of neighbouring properties?	N	NO
If yes, are the disputes about:		
Boundaries?	N	NO
Overhanging trees?	N	NO
Tree roots?	N	NO
Fences?	N	NO
Drainage?	N	NO
The overland flow of water?	N	NO
Noise?	N	NO
Waste storage or disposal?	N	NO
Fumes?	N	NO
Odours?	N	NO
Toxic substances?	N	NO
Non-permitted use of land and/or structures?	N	NO
Another matter or matters?	N	NO

Signed: Date: 25-08-2026

CERTIFICATE OF COMPLETION

Date Generated: 25/08/2026 11:23:15 AM (AEST)

Document Details

Subject: SignAnything - 34 Walker Drive, Spring Gully, VIC, 3550

Document Pages: 2

Certificate Pages: 1

Status: Signed

Exchanged by: Not Applicable

Exchange Date: Not Applicable

No. of Signatures: 1

Signature Logs

Signer: Ann Christine Wilkie

Email Address: anncwilkie58@gmail.com

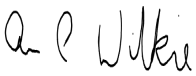
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Signed Date: 25/08/2026 11:23:14 AM (AEST)

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