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: Karyn Leanne Hampshire

Property: 3 Lethebys Road Sailors Gully VIC 3556

Vendor checklist of potential facts

	Y/N	Comments
Structure		
Is there an unrectified defect in the structure of any building on the land?	N	NA
Are all appliances, fixtures and fittings on the land in working order?	Y	NA
If services are not connected, have quotes been obtained for the connection of services to the land?	N	All listed services are connected
If yes, which services:		
Electricity?	N	Connected
Water?	N	Connected
Sewerage?	N	Connected
Gas?	N	Connected
Telephone?	N	Connected
NBN?	N	Connected
Have any authorities advised that services will not be connected to the land?	N	NA
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?	N	NA
Is there any asbestos on the land, including in structures on the land?	N	NA
On the land is there a structure or part of a structure for which the required planning permit was not obtained?	N	NA
Is there a current safety compliance certificate for any swimming pool or spa on the land?	N	NA
Is the land subject to seasonal inundation by water?	N	NA
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	NA
Is there an active pest infestation affecting structures on the land?	N	NA
Is there unrectified damage from a pest infestation affecting structures on the land?	N	NA

Vendor checklist of potential facts

	Y/N	Comments
Occupancy		
Do you have knowledge of anybody dying on the land?	N	NA
If yes, was the death the result of:		
Murder?	N	NA
Manslaughter?	N	NA
Suicide?	N	NA
Are there any memorials on the site?	N	NA
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?	N	NA
Land use		
Is the land contaminated by toxic chemicals?	N	NA
Is there any waste material in the land?	N	NA
Does the land contain mining tailings?	N	NA
Has the land been used for the manufacture of substances such as methylamphetamine?	N	NA
Has the land been used for the sale of illegal substances?	N	NA
Neighbouring Properties		
Is any neighbouring land owned or leased by the state government?	N	Land behind rear boundary is leased by a
Is any neighbouring land owned or leased by a community housing group?	N	NA
Does any neighbouring land contain a registered rooming house?	N	NA
Have police ever been called about the behaviour of the occupants of nearby properties?	N	NA
Are there any disputes between you and the owners of neighbouring properties?	N	NA
If yes, are the disputes about:		
Boundaries?	N	NA
Overhanging trees?	N	NA
Tree roots?	N	NA
Fences?	N	NA
Drainage?	N	NA
The overland flow of water?	N	NA
Noise?	N	NA
Waste storage or disposal?	N	NA
Fumes?	N	NA
Odours?	N	NA
Toxic substances?	N	NA
Non-permitted use of land and/or structures?	N	NA
Another matter or matters?	N	NA

Signed: Karyn Leanne Hampshire Date: 09-06-2026