

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: Colin James Butler and Nicole Louise Butler

Property: 705 Axe Creek Road, AXE CREEK VIC 3551

Vendor checklist of potential facts

Structure	Y/N	Comments
Is there an unrectified defect in the structure of any building on the land?	N	None
Are all appliances, fixtures and fittings on the land in working order?	Y	All electric home.
If services are not connected, have quotes been obtained for the connection of services to the land?	N	Mains water, Sewerage and Gas not available at site
If yes, which services:		
Electricity?	Y	Connected
Water?	N	Mains water not available / Tank water only
Sewerage?	N	Sewerage not available / Septic only
Gas?	N	Not Available
Telephone?	Y	Connected but not in use .
NBN?	Y	Connected
Have any authorities advised that services will not be connected to the land?	N	Some services unavailable
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?	N	All electric home.
Is there any asbestos on the land, including in structures on the land?	N	Asbestos free
On the land is there a structure or part of a structure for which the required planning permit was not obtained?	N	Home and (2) Metal garages
Is there a current safety compliance certificate for any swimming pool or spa on the land?	N	Not required
Is the land subject to seasonal inundation by water?	N	Elevated Land.
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	No easements on property
Is there an active pest infestation affecting structures on the land?	N	Termite and pest free
Is there unrectified damage from a pest infestation affecting structures on the land?	N	Termite and pest free.

Vendor checklist of potential facts

Occupancy	Y/N	Comments
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?	No	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?	Y	Adjoining land at rear of property under lease from QLD Gov. This lease has
Is any neighbouring land owned or leased by a community housing group?	N	No
Does any neighbouring land contain a registered rooming house?	N	No
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: *Colin Butler*

Date: 16-09-2026