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: Trudy Ellery

Property: 66 Spring Gully Road, 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?	NO	
Are all appliances, fixtures and fittings on the land in working order?	YES	
If services are not connected, have quotes been obtained for the connection of services to the land?	N/A	
If yes, which services:		
Electricity?		
Water?		
Sewerage?		
Gas?		
Telephone?		
NBN?		
Have any authorities advised that services will not be connected to the land?	N/A	
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?	N/A	
Is there any asbestos on the land, including in structures on the land?	NO	
On the land is there a structure or part of a structure for which the required planning permit was not obtained?	NO	
Is there a current safety compliance certificate for any swimming pool or spa on the land?	N/A	
Is the land subject to seasonal inundation by water?	NO	
Do all structures included in the proposed sale fall within the boundaries of the land?	YES	
Are any structures on the land built on an easement?	NO	
Is there an active pest infestation affecting structures on the land?	NO	
Is there unrectified damage from a pest infestation affecting structures on the land?	N/A	

Vendor checklist of potential facts

	Y/N	Comments
Occupancy		
Do you have knowledge of anybody dying on the land?	NO	
If yes, was the death the result of:		
Murder?		
Manslaughter?		
Suicide?		
Are there any memorials on the site?	NO	
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?	NO	
Land use		
Is the land contaminated by toxic chemicals?	NO	
Is there any waste material in the land?	NO	
Does the land contain mining tailings?	NO	
Has the land been used for the manufacture of substances such as methylamphetamine?	NO	
Has the land been used for the sale of illegal substances?	NO	
Neighbouring Properties		
Is any neighbouring land owned or leased by the state government?	NO	
Is any neighbouring land owned or leased by a community housing group?	NO	
Does any neighbouring land contain a registered rooming house?	NO	
Have police ever been called about the behaviour of the occupants of nearby properties?	NO	
Are there any disputes between you and the owners of neighbouring properties?	NO	
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?	NO	

Signed: Trudy Ellery Date: 07-09-2026