

SECTION 32 VENDORS STATEMENT -INFORMATION SHEET

In order to sell your property you must provide the Purchaser with a Vendors Statement (Section 32 Victorian Sale of Land Act). **Any delay in providing a Vendors Statement could adversely impact on the timing of your sale or may even result in the loss of a purchaser.**

This information sheet provides you with a convenient way of preparing your Vendors Statement. The information sought is essential for it's completion. **If all of the information requested is not supplied, this could result in a delay in completing the documentation.** If you need assistance - call us. Once you have completed this Information Sheet, please provide to us via email, fax, or post.

**TELEPHONE: 5981 4275
FACSIMILE: 5981 9072
MOBILE: 0419854723
EMAIL: allstate@bigpond.net.au
DX 30055 ROSEBUD**

**6 GIBSON STREET
DROMANA VIC 3936
PO BOX 275 DROMANA 3936**

OWNERS

Full Name(s) of property owner(s)

.....
.....

If the property owner is a Company insert A.C.N.

.....

Address of property being sold:

.....
.....

Your mailing address (if different to above)

.....
.....

Contact telephone numbers:

..... (home).....(work)

..... (mobile).....(fax)

Email address:

.....

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TITLE DETAILS OF THE PROPERTY BEING SOLD

Note: This information is found at the top right hand corner of your title. When you purchased your property, either your or your bank would have been provided with the Title at settlement. A copy of your title would also have been attached to the Contract when you purchased the property. **If you have a copy of your Title, please attach it). If you don't have title details, we will obtain same on your behalf.**

Volume:

Folio:

Cross this box if not available

SERVICES

Services	Are These Services Connected?	Insert Name of Authority or Service Provider
Electricity	Yes/No	
Gas	Yes/No	
Water	Yes/No	
Sewerage	Yes/No	
Telephone	Yes/No	

OUTGOINGS

Rates	How much are Your Rates? (estimated.)	Name of Authority
Council	\$ pa	
Water	\$ pa	
Owners Corporation	\$ pa	(if applicable)

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OWNERS CORPORATION

If you are selling a unit, insert the Owners Corporation details :

Name of the
Owners Corporation:

Address of the
Owners Corporation:

Tel. No.
for the Owners Corporation:

TENANTS

Is the property tenanted? Yes No

If yes, please provide :

Expiry date:

Monthly rental: \$.....

Please also provide a copy of the Tenancy Agreement or the name
and contact number for the Managing Agent:

Managing Agent:

Contact Telephone No.:

BUILDING APPROVALS

Have Any Building Works been Undertaken in the Last 7 Years?

Yes No

Note: You will find this information on documents provided to
you when the building works were undertaken. If you
cannot locate them, the Council should be able to
provide you with the relevant information. If the
previous owner undertook such works in this period,
details should have been provided in the Section 32
Vendors Statement when you purchased the property.

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If yes, provide permit details:

Permit No:

Date of Final Inspection:

Name of Builder:

Please attach a copy of your Builder's Warranty Insurance, if available.

Are you an Owner Builder? Yes No

If yes, it will be necessary for you to obtain an Owner Builder Report and Warranty Insurance (if the cost of works as reflected on the Building Permit exceeds \$12,000. We can assist you with is process, if required.

Note: A Contract cannot be entered into until the Owner Builder Report and Warranty Insurance (if applicable) is obtained.

SWIMMING POOLS & SPAS

Does the Property have a pool or outside spa? Yes No

If yes, is the pool/spa fenced to Council regulations? Yes No

Please attach a copy of the Council's Certificate of Compliance for the swimming pool/spa, if available.

NOTICES

Have you received any notices (ie. for fencing, road making or sewer connection etc.) orders declarations, reports or recommendations of a public authority or government department or approved proposal affecting the property other than normal rate notices? Yes No

If yes, please provide details or a copy of the notice, if you have one.

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RELEASE OF DEPOSIT

If you want us to obtain an early release of your deposit, once the property has been sold, you must provide us with the following information :-

Is there a mortgage over the property? Yes No

If yes:

Name of Bank:

Loan Account No.

Branch:

How much did you originally Borrow? \$.....

How much do you owe now? \$.....

What is your current interest rate?%

Does is your loan allow for further advances? Yes No

At what date is your loan due to be repaid (if unsure provide an approximate year of repayment) 20.....

AUTHORITY

I/We authorise **All State Conveyancing Services** to complete the Section 32 Vendors Statement on my behalf.

.....
Owner (1) *Owner (2)*

Dated:

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