

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 11033 FOLIO 607

Security no : 124128005381U
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 025968.
PARENT TITLE Volume 08043 Folio 737
Created by instrument AF399229W 12/10/2007

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 72 of a total of 288 equal undivided shares
Sole Proprietor
ROSE GARDEN PROPERTY PTY LTD of 12 ANGLER PARADE ASCOT VALE VIC 3032
As to 24 of a total of 288 equal undivided shares
Sole Proprietor
ELVIS JAFER of 56 PASCOE VALE ROAD MOONEE PONDS VIC 3039
As to 24 of a total of 288 equal undivided shares
Sole Proprietor
FRANCESCO COSTA of 16 COLUMBAN AVENUE STRATHMORE VIC 3041
AF399229W 12/10/2007
As to 12 of a total of 288 equal undivided shares
Sole Proprietor
BIANCA LEE SIMPSON of 1013 MT ALEXANDER ROAD ESSENDON VIC 3040
As to 12 of a total of 288 equal undivided shares
Sole Proprietor
VANESSA FRANCESCA SIMPSON of 55 WARWICK STREET ASCOT VALE VIC 3032
AU422804J 05/06/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU422808A 05/06/2021
MACQUARIE BANK LTD

CAVEAT AZ364967F 10/07/2025

Caveator
ESSENDON NOMINEES PTY LTD ACN: 686600680
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties
THE REGISTERED PROPRIETOR(S)
Date

13/05/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

HDME LAWYERS

Notices to

COLLEEN ROOTH of LEVEL 1 600 ST KILDA ROAD MELBOURNE VIC 3004

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

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**ADVERTISED
PLAN**

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

SEE LP025968 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ364967F (E)	CAVEAT	Registered	10/07/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11576/255

Street Address: 1013 MT ALEXANDER ROAD ESSENDON VIC 3040

ADMINISTRATIVE NOTICES

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED
Effective from 20/09/2021

DOCUMENT END



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Document Type	Plan
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 04603 FOLIO 421

Security no : 124128005323H
Produced 11/09/2025 02:59 PM

LAND DESCRIPTION

Crown Allotment 6 Section 24 City of Essendon Parish of Doutta Galla.
PARENT TITLE Volume 00648 Folio 434
Created by instrument 1060729 16/08/1922

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 6 of a total of 12 equal undivided shares

Sole Proprietor

ROSE GARDEN PROPERTY PTY LTD of 12 ANGLER PARADE ASCOT VALE VIC 3032

As to 2 of a total of 12 equal undivided shares

Sole Proprietor

ELVIS JAFER of 56 PASCOE VALE ROAD MOONEE PONDS VIC 3039

As to 1 of a total of 12 equal undivided shares

Sole Proprietor

ANNA FRANCESCA COSTA of 16 COLUMBAN AVENUE STRATHMORE VIC 3041

As to 1 of a total of 12 equal undivided shares

Sole Proprietor

FRANCESCO COSTA of 16 COLUMBAN AVENUE STRATHMORE VIC 3041

AE662175M 12/10/2006

As to 1 of a total of 12 equal undivided shares

Sole Proprietor

BIANCA LEE SIMPSON of 19 MASCOMA STREET ASCOT VALE VIC 3032

As to 1 of a total of 12 equal undivided shares

Sole Proprietor

VANESSA FRANCESCA SIMPSON of 55 WARRICK STREET ASCOT VALE VIC 3032

AU422803L 05/06/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU422809X 05/06/2021

MACQUARIE BANK LTD

CAVEAT AZ364963P 10/07/2025

Caveator

ESSENDON NOMINEES PTY LTD ACN: 686600680

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

14/05/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

HDME LAWYERS

Notices to

COLLEEN ROOTH of LEVEL 1 600 ST KILDA ROAD MELBOURNE VIC 3004

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

DIAGRAM LOCATION

SEE TP435914L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ364963P (E)	CAVEAT	Registered	10/07/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1009 MT ALEXANDER ROAD ESSENDON VIC 3040

ADMINISTRATIVE NOTICES

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED
Effective from 20/09/2021

DOCUMENT END



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TITLE PLAN		EDITION 1	TP 435914L
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<p>Location of Land</p> <p>Parish: CITY OF ESSENDON PARISH OF DOUTTA GALLA</p> <p>Township: 24</p> <p>Section: 6</p> <p>Crown Allotment: 6</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 4603 FOL 421</p> <p>Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 24/05/2000</p> <p>VERIFIED: C.L.</p>
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