

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

Page 1 of 1

VOLUME 11323 FOLIO 640

Security no : 124133234863A
Produced 24/03/2026 02:31 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 518405X.
PARENT TITLE Volume 08950 Folio 241
Created by instrument AJ374433D 15/12/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
107 HIGH STREET PTY LTD of LEVEL 1 85 UNION STREET ARMADALE VIC 3143
AR897324W 04/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX148324A 14/08/2023
BENDIGO AND ADELAIDE BANK LTD

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP518405X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA039718B (E)	NOMINATION OF ECT TO LC	Completed	21/01/2026
AP148537B (E)	REMOVE EASEMENT	Registered	16/02/2026

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 19040F BENDIGO AND ADELAIDE BANK LIMITED
Effective from 16/02/2026

DOCUMENT END



Department of Transport and Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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Status	Registered	Dealing Number	AX148324A
Date and Time Lodged	14/08/2023 01:06:10 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	37496957/BM01 107 Hi

MORTGAGE

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

6442/258
9116/532
9116/533
9235/890
11323/640
12102/952

Mortgagor

Name	107 HIGH STREET PTY LTD
ACN	630339203

Mortgagee

Name	BENDIGO AND ADELAIDE BANK LIMITED
ACN	068049178
Australian Credit Licence	237879
Address	



Department of Transport and Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Number 12
Street Name BATH
Street Type LANE
Locality BENDIGO
State VIC
Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5960
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of	BENDIGO AND ADELAIDE BANK LIMITED
Signer Name	MELANIE TAYLOR
Signer Organisation	BENDIGO BANK
Signer Role	AUTHORISED SIGNATORY
Execution Date	14 AUGUST 2023

File Notes:

NIL

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Statement End.



Department of Transport and Planning

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Status	Registered	Dealing Number	AP148537B
Date and Time Lodged	02/02/2026 04:34:43 PM		

Lodger Details

Lodger Code	16804R
Name	TISHER LINER FC LAW
Address	
Lodger Box	
Phone	
Email	
Reference	JTRN253403

APPLICATION TO REMOVE AN INSTRUMENT

Jurisdiction	VICTORIA
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Privacy Collection Statement

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Estate and/or Interest

FEE SIMPLE

Land Title Reference

9116/532
9116/533
11323/640

Instrument and/or legislation

REMOVE - EASEMENT
Transfer of Land Act - section 73

Applicant(s)

Tenancy (inc. share)	None
Name	107 HIGH STREET PTY LTD
ACN	630339203
Address	
Floor Type	LEVEL
Floor Number	1
Street Number	85



Department of Transport and Planning

Electronic Instrument Statement

Street Name	UNION
Street Type	STREET
Locality	ARMADALE
State	VIC
Postcode	3143

Additional Details

Easement Number : E-1 created in instrument F56785 encumbering Lots 1 and 2 on TP518405X and A-1 created in instrument F56785 in favour of Lots 1 and 2 on LP110417

Grounds of Application : Extinguishment by merger

The applicant/relinquishing party/receiving party requests the removal of this Instrument from the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	107 HIGH STREET PTY LTD
Signer Name	JONATHAN PAUL TISHER
Signer Organisation	TISHER LINER FC LAW PTY. LTD.
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	02 FEBRUARY 2026

File Notes:

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Statement End.



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Produced 24/03/2026 02:31:32 PM

Status	Registered	Dealing Number	AR897324W
Date and Time Lodged	04/02/2019 03:22:06 PM		

Lodger Details

Lodger Code	19231X
Name	THE LANTERN LEGAL GROUP PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

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Land Title Reference

6442/258
7237/299
9116/532
9116/533
9235/890
11323/640

Transferor(s)

Name	MAJENDA PTY LTD
ACN	004938274

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 7120000

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	107 HIGH STREET PTY LTD
ACN	630339203



Department of Transport and Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	1
Street Number	85
Street Name	UNION
Street Type	STREET
Locality	ARMADALE
State	VIC
Postcode	3143

Duty Transaction ID

4505931

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	MAJENDA PTY LTD
Signer Name	BENJAMIN WILLIAM PUNIVALU
Signer Organisation	WHYTE, JUST & MOORE LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	04 FEBRUARY 2019

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	107 HIGH STREET PTY LTD
Signer Name	MARK FAGENBLAT
Signer Organisation	MARK FAGENBLAT SOLICITOR
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	04 FEBRUARY 2019

File Notes:

NIL

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Statement End.



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Produced: 24/03/2026 02:31:33 PM

Dealing Number: BA039718B

Status: Completed

Date and Time Lodged: 21/01/2026 10:59:26 AM

Responsible Subscriber: BENDIGO AND ADELAIDE BANK LIMITED

Customer Code: 19040F

Reference:

APPLICATION TO NOMINATE AN ELECTRONIC CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the nomination of the following electronic Certificate(s) of Title to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 9116 Folio 532

Volume 9116 Folio 533

Volume 11323 Folio 640

Lodgement Case ID: 1600626999

Following the registration of the instruments in the Lodgement Case, return the eCT Control to the nominating Subscriber

Signed by:

Tayla Buchanan

(for BENDIGO AND ADELAIDE BANK LIMITED)

Customer Code: 19040F

Dated: 21 January 2026

File Notes:

NIL



Department of Transport and Planning

Electronic Instrument Statement

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Statement End.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP518405X
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/03/2026 14:31

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN	EDITION 2	TP 518405X
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<p>Location of Land</p> <p>Parish: AT BELMONT PARISH OF BARRARBOOL</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP 40082</p> <p>Derived From: VOL 8950 FOL 241</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: 06-06-2000</p> <p>VERIFIED: A.D.</p>
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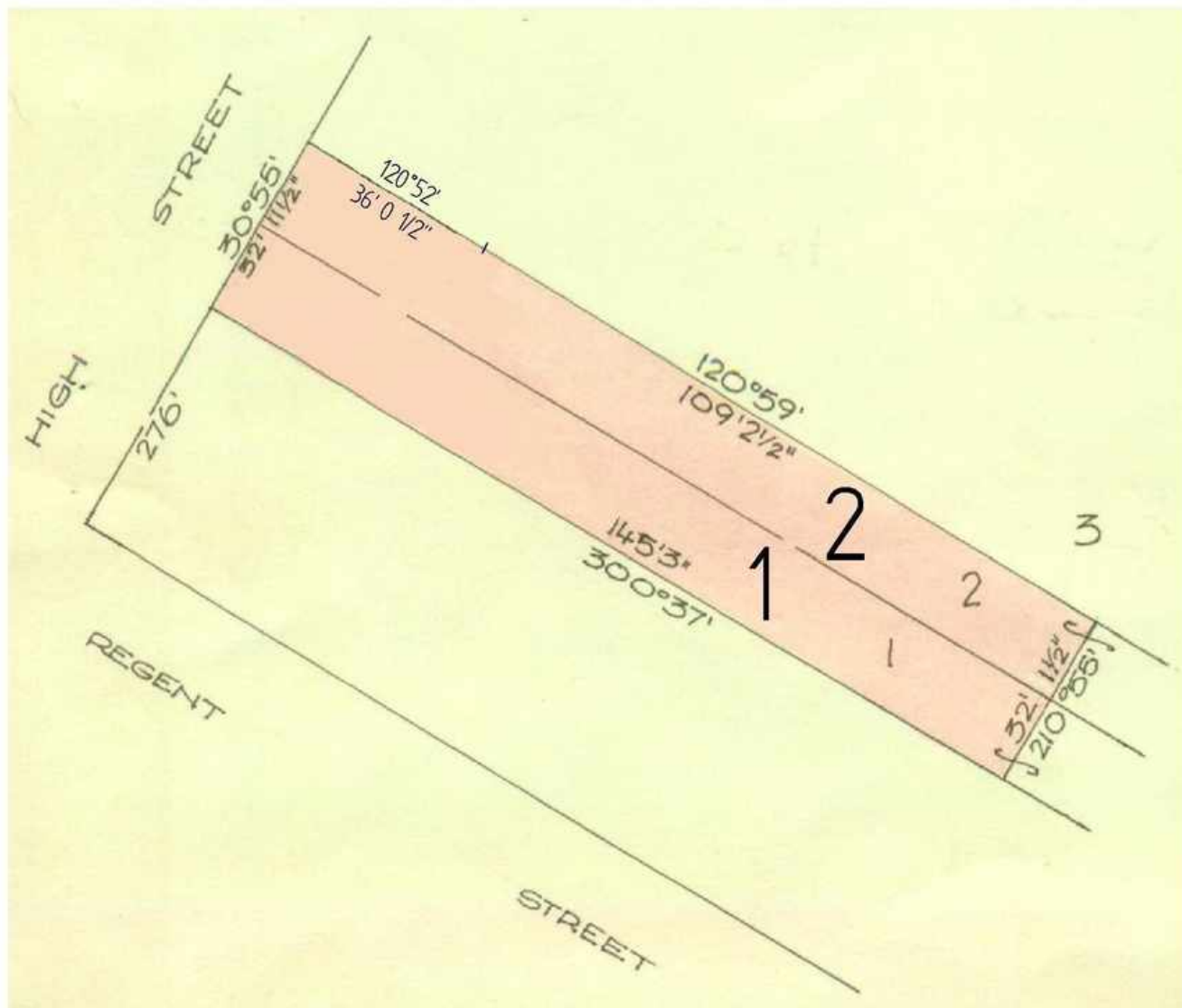


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 1 (PT) ON LP 40082
PARCEL 2 = LOT 2 (PT) ON LP 40082

