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Document Type	Plan
Document Identification	TP171995B
Number of Pages (excluding this cover sheet)	2
Document Assembled	23/04/2026 13:31

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**ADVERTISED
PLAN**

TITLE PLAN	EDITION 2	TP 171995B
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<p>Location of Land</p> <p>Parish: MARYBOROUGH Township: Section: 13 Crown Allotment: 9, 3(PT) & 8(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9323 FOL 053 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: 01/10/1999 VERIFIED: DB</p>
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ADVERTISED PLAN

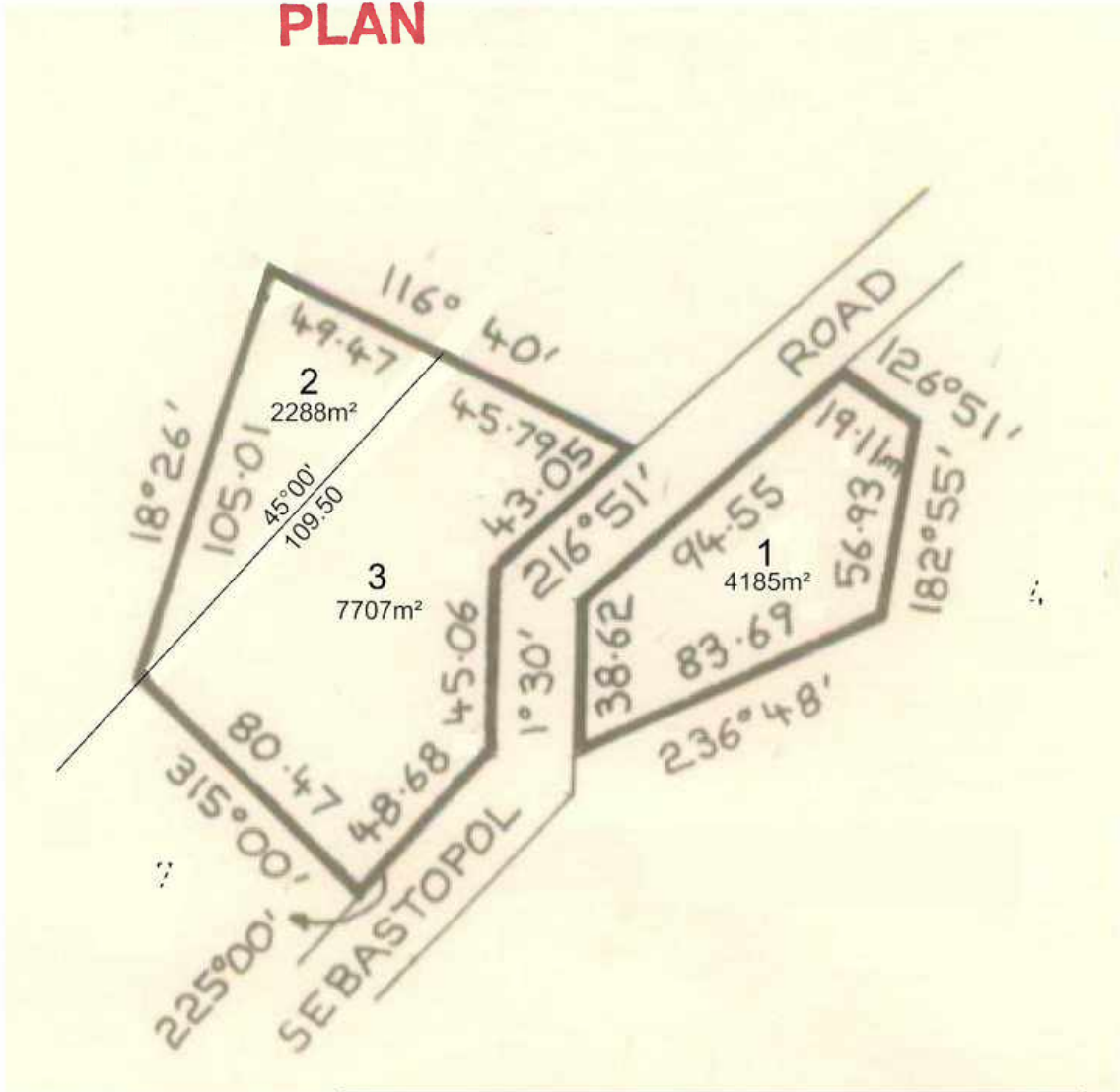


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 9
PARCEL 2 = CA 3 (PT)
PARCEL 3 = CA 8 (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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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.

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

VOLUME 12569 FOLIO 081

Security no : 124134040435D
Produced 23/04/2026 01:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 171995B.
PARENT TITLE Volume 09323 Folio 053
Created by instrument AY343068U 27/08/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SEBASTOPOL ROAD DEVELOPMENTS PTY LTD of 97 MAIR STREET EAST BALLARAT EAST
VIC 3350
AZ609658J 19/09/2025

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP171995B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 7 SEBASTOPOL ROAD MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL

eCT Control 26323C NOONANS LAWYERS AND CONVEYANCERS
Effective from 19/09/2025

DOCUMENT END

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ADVERTISED PLAN

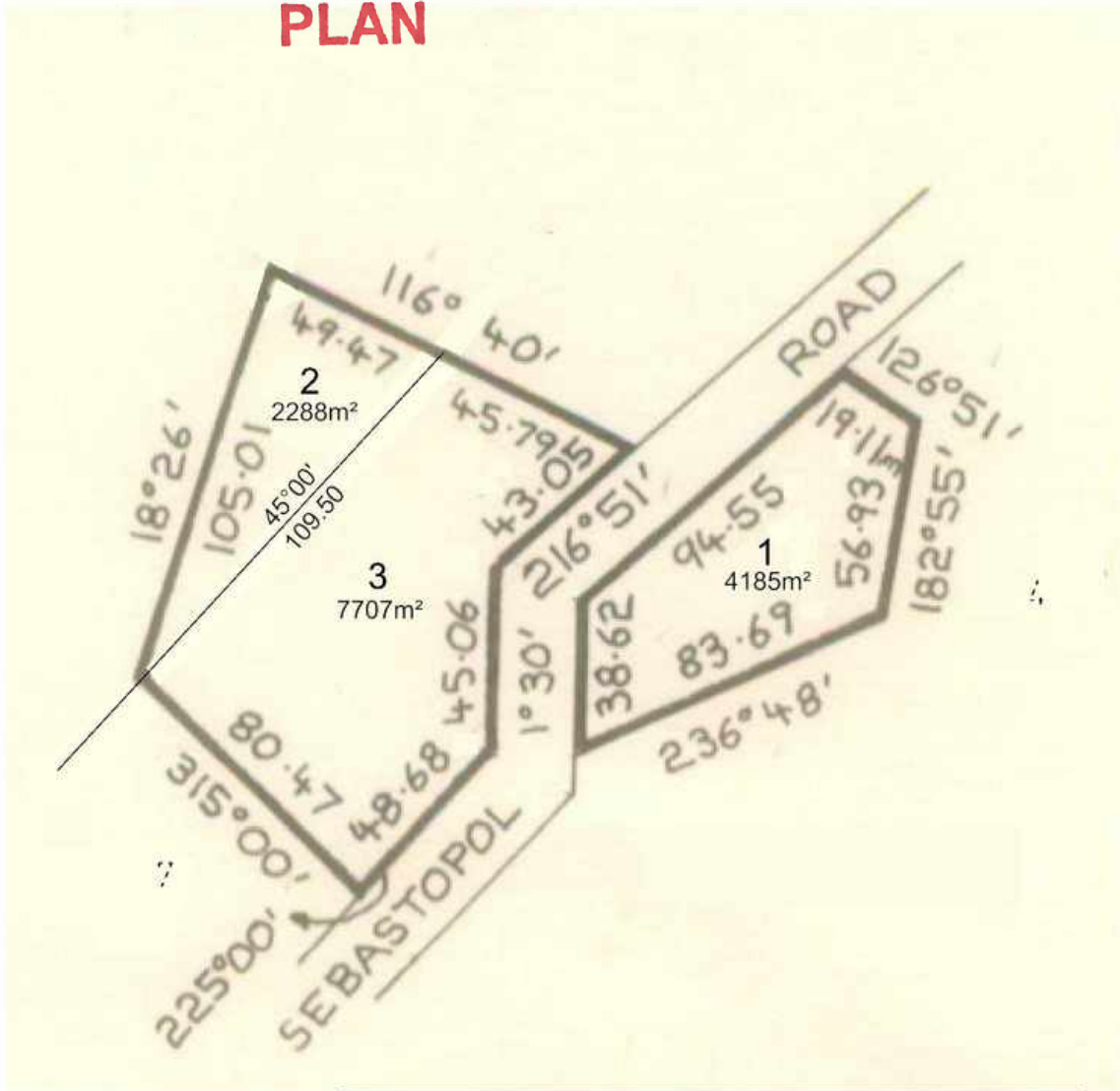


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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12569 FOLIO 082

Security no : 124134040194Q
Produced 23/04/2026 01:27 PM

LAND DESCRIPTION

Lots 2 and 3 on Title Plan 171995B.
PARENT TITLE Volume 09323 Folio 053
Created by instrument AY343068U 27/08/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SEBASTOPOL ROAD INVESTMENTS PTY LTD of 28 DUNDAS ROAD MARYBOROUGH VIC 3465
AY366556B 03/09/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 26323C NOONANS LAWYERS AND CONVEYANCERS
Effective from 14/07/2025

DOCUMENT END

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