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



VOLUME 09520 FOLIO 520

Security no : 124138159427N
Produced 01/09/2026 05:07 PM

## LAND DESCRIPTION

Land in Plan of Consolidation 109425.
PARENT TITLES :
Volume 03449 Folio 726 to Volume 03449 Folio 727
Volume 06761 Folio 180 Volume 09254 Folio 937
Created by instrument CP109425 19/07/1983

ADVERTISED PLAN

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711274H 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711275F 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

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## DIAGRAM LOCATION

SEE CP109425 FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148597G (B) | AMEND BOUNDARIES | Unregistered | 05/03/2026 |

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

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

Street Address: 51-53 HOPE STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

BA087316B NOMINATION TO PAPER INST. 04/02/2026
eCT Nominated to Plan of Subdivision TO Hope and Autumn Pty Ltd

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

DOCUMENT END

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CP109425

# PLAN OF CONSOLIDATION OF PART OF CROWN ALLOTMENT 6 SECTION I

PARISH: MOORPANYAL
COUNTY: GRANT

SCALE OF LENGTHS ARE IN METRES

APPROPRIATIONS

CP109425
EDITION 2

ENCUMBRANCES

CHART No. 5

V. 3449 F. 726 & 727
V. 6761 F. 180
V. 9254 F. 937

CP Accept $.26-00 c5/7(3) in preceding O/M's 9/7(1) in preceding TLA Spare Copy (1) 15-10-'79

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SEE SHEET 2 FOR DIAGRAM

ADVERTISED PLAN

APPROVED
per
Assistant Registrar of Titles
DATE 19.7.83 TIME 8-55

THE WHOLE OR PART OF THIS PLAN IS SHOWN ON INDEX PLAN No. 53.

VOL 9520 FOL 520

V. 3449 F. 726 & 7
V. 6761 F. 180
V. 9254 F. 937

| CONSENT OF COUNCIL | SEAL | SURVEYORS CERTIFICATION |
|---|---|---|
| LOCAL GOVERNMENT ACT — SECTION 569 AB<br>The Council of the CITY OF GEELONG WEST hereby consents to Consolidation of Land as shown on this Plan:<br>in witness whereof the Seal of the Municipality was hereto affixed this 11th day of September 1979<br>in the presence of<br>{ Mayor / President<br>Councillor<br>{ Town Clerk / Shire Secretary | | I certify that this plan has been made by T. R. WARREN<br>and that it accords with Title<br>and is mathematically correct.<br>25TH day of JULY 1979<br>Licensed Surveyor |

THOMS & PARTNERS PTY. LTD. • LICENSED SURVEYORS • 115 YARRA STREET • GEELONG • PHONE (052) 9 3147 • REF. No. 9451

CP109425
CP109425

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As to the land - - - --
shown marked A TOGETHER WITH a right of Carriage way over the road --- - - - --
marked $A^{-1}$ - - -

# Department of Transport and Planning

## Electronic Instrument Statement

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Produced 01/09/2026 05:07:34 PM

| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711274H |
| Date and Time Lodged | 17/10/2025 03:25:09 PM | | |

**Lodger Details**

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

[redacted]

ADVERTISED PLAN

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**TRANSFER**

**Jurisdiction** VICTORIA

**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.

**Land Title Reference**
9520/520

**Transferor(s)**

Name
ACN

[redacted]

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 2301823.00

**Transferee(s)**

**Tenancy (inc. share)** Sole Proprietor

Name
ACN
Address
Street Number
Street Name
Street Type

[redacted]



Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

# Department of Transport and Planning

## Electronic Instrument Statement

Locality [redacted]
State
Postcode

**Duty Transaction ID**
6408261

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 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 [redacted]
Signer Name
Signer Organisation
Signer Role
Execution Date

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**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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 [redacted]
Signer Name
Signer Organisation
Signer Role

Execution Date

**File Notes:**
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

ADVERTISED PLAN



Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

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



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## LAND DESCRIPTION

Lot 1 on Title Plan 021581V.
Created by Application No. 110815M 27/02/2001

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[redacted]

AK113177V 04/01/2013

## 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 TP021581V 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: 55-61 HOPE STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

NIL

eCT Control 21925Y ADDISONS
Effective from 30/07/2024

DOCUMENT END

ADVERTISED PLAN

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| EDITION 1 | TITLE PLAN | TP215811V |
|---|---|---|

Location of Land
Parish: MOORPANYAL
Township:
Crown Allotment: 6(PART)
Section: I
Crown Portion: -

LTO base record: S.D.M.B.-C (RURAL)
Last plan Reference:
Title Reference:
Depth Limitation: NIL

**Notations**

Warning as to dimensions :
Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

**Easement Information**

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

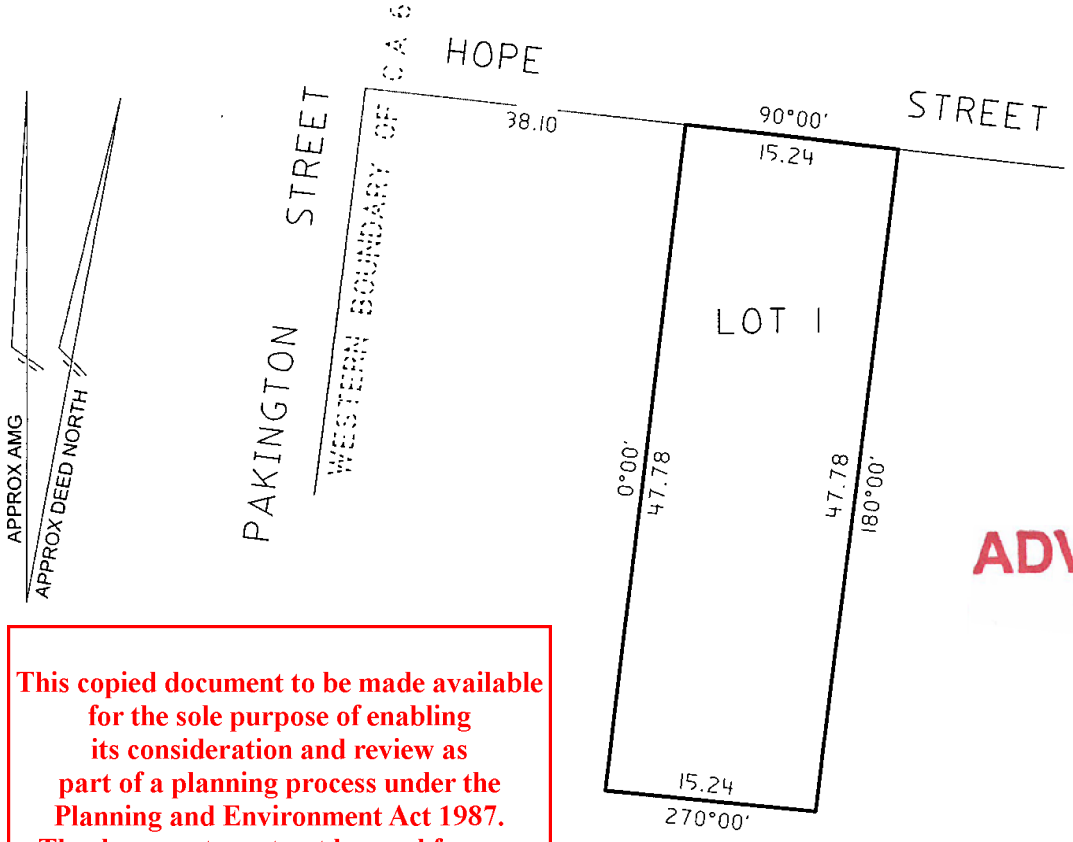
| Easement Reference | Purpose/Authority | Width | Origin | Land benefitted/In favour of |
|---|---|---|---|---|
| NIL | | | | |

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by .....

Date 29 MAR 2001

Assistant Registrar of Titles

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| LENGTHS ARE IN METRES | NOT TO SCALE | SHEET SIZE A3 | FILE No. | AP110815M |
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# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958



VOLUME 05221 FOLIO 098

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## LAND DESCRIPTION

Lot 1 on Title Plan 700587X.
Created by Application No. 046495 27/04/1927

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[redacted]

AK113177V 04/01/2013

## ENCUMBRANCES, CAVEATS AND NOTICES

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## DIAGRAM LOCATION

SEE TP700587X FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148597G (B) | AMEND BOUNDARIES | Unregistered | 05/03/2026 |

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

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

Street Address: 55-61 HOPE STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

NIL

eCT Control 21925Y ADDISONS
Effective from 30/07/2024

DOCUMENT END

ADVERTISED PLAN

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| TITLE PLAN | | EDITION 1 | TP 700587X |
|---|---|---|---|

**Location of Land**

Parish: AT GEELONG WEST PARISH OF MOORPANYAL
Township:
Section: 1
Crown Allotment: 6 (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 5221 FOL 098
Depth Limitation: NIL

**Notations**

ADVERTISED PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

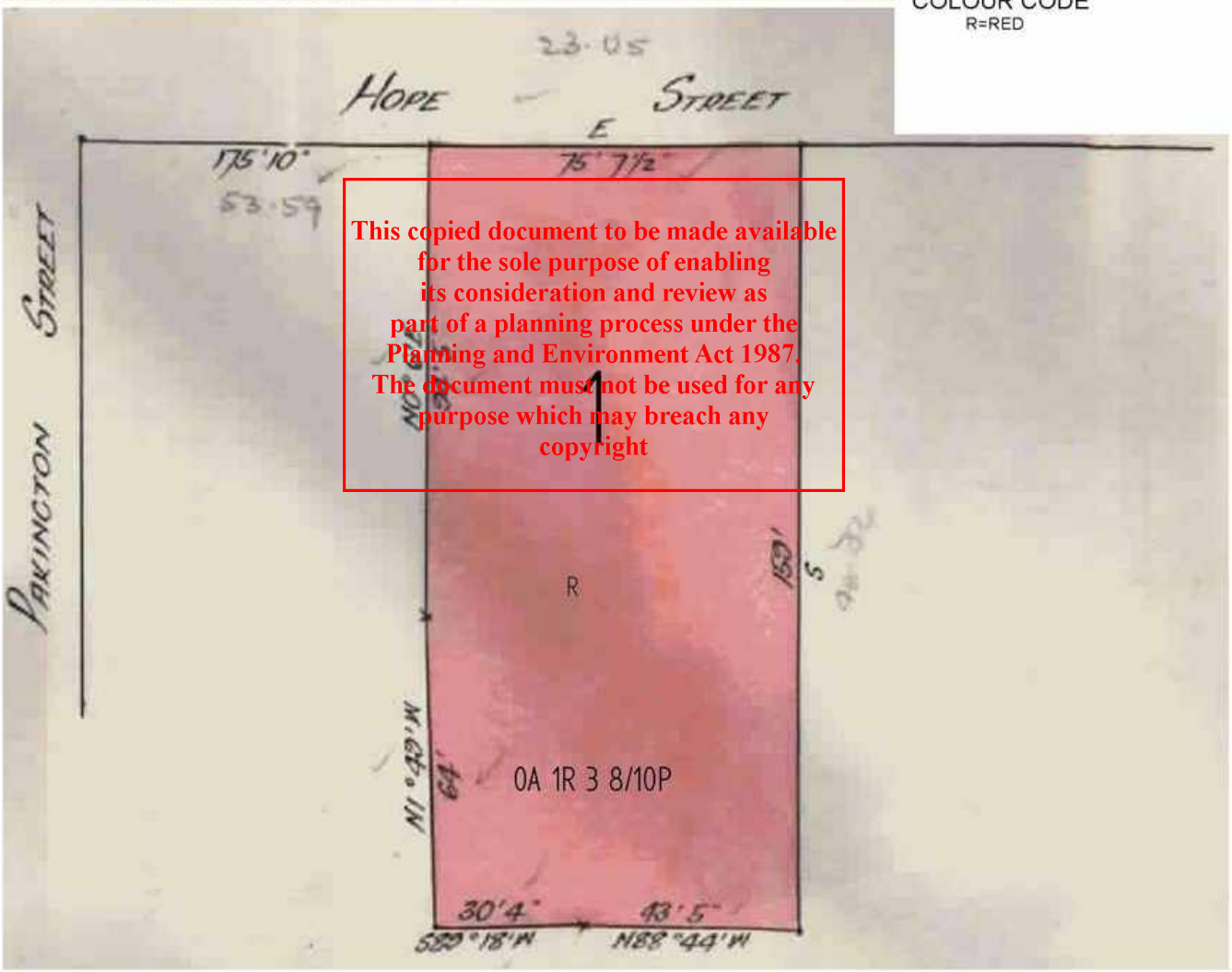
**Description of Land / Easement Information**

All that piece of Land delineated and coloured red on the map in the margin containing One rood Three perches and eight tenths of a perch or thereabouts being part of Crown Allotment Six Section One at Geelong West Parish of Moorpanyal County of Grant - - - - - - - - - - - - - - - - - - - - - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 24/11/2000
VERIFIED: MP

COLOUR CODE
R=RED

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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 = CA 6 (PT) |

| LENGTHS ARE IN FEET & INCHES | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links | | Sheet 1 of 1 sheets |
|---|---|---|---|

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# Transfer of Land

Section 45 Transfer of Land Act 1958

AK113177V

04/01/2013 $1388 45

Lodged by
Name: [redacted]
Phone:
Address:
Reference: EKM/13237
Customer Code: 3170F

ADVERTISED PLAN

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio)*

Volume 10637 Folios 935 and 635, Volume 10653 Folio 700, Volume 5221 Folio 098, Volume 10575 Folio 854, Volume 10637 Folio 655, Volume 8831 Folio 555 and Volume 8530 Folio 033

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its estate in fee simple

Consideration:

$3,850,000.00

Transferor: *(full name)*

[redacted]

Transferee: *(full name and address including postcode)*

[redacted]

Directing Party: *(full name)*

Nil

Dated: 10 DECEMBER 2012

Execution and attestation:

Executed by [redacted] )
[redacted]by being signed by those persons who )
are authorised to sign for the company: )

[redacted]

Usual residential address Usual residential address

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Approval No. 2125115A Order to Register Duty Use Only

**T1**

Please register and issue Certificate of Title to

Original
Stamped with $211,750.00
Doc ID 2959693, 20 Dec 2012
SRO Victoria Duty, RXK2

Signed Customer Code



**THE BACK OF THIS FORM MUST NOT BE USED**

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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# Annexure Page

Transfer of Land Act 1958

AK113177V
04/01/2013 $1388 45
indexes.

This is page 1 of 2 dated 10 DECEMBER 2012 between [redacted]

Signatures of the Parties

[redacted]

ADVERTISED
PLAN

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Approval No. 2125115A

A1

1. If there is insufficient space to accommodate the required information in a panel of the attached form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

**THE BACK OF THIS FORM MUST NOT BE USED**

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



VOLUME 11014 FOLIO 376

Security no : 124138159574D
Produced 01/09/2026 05:09 PM

## LAND DESCRIPTION

Lot 1 on Title Plan 908797C.
Created by Application No. 110824L 13/06/2007

ADVERTISED PLAN

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711270R 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711271P 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

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Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

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## DIAGRAM LOCATION

SEE TP908797C FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148598E (B) | REMOVE SURVEY WARNING | Rejected | 23/07/2026 |

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

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

Street Address: 66 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

BA087341C NOMINATION TO PAPER INST. 04/02/2026
eCT Nominated to Plan of Subdivision TO Hope and Autumn Pty Ltd

eCT Control 19234R MINTER ELLISON
Effective from 23/07/2026

DOCUMENT END

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# TITLE PLAN

EDITION 1

TP908797C

## LOCATION OF LAND

PARISH: MOORPANYAL
TOWNSHIP:
SECTION: 1
CROWN ALLOTMENT: 6 (PT)
CROWN PORTION:
LAST PLAN REFERENCE:
DERIVED FROM:
DEPTH LIMITATION: NIL

## NOTATIONS

**WARNING AS TO DIMENSIONS:**
ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.

## EASEMENT INFORMATION

E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

| Easement Reference | Purpose / Authority | Width (Metres) | Origin | Land benefited / In favour of |
|---|---|---|---|---|
| | | | | |

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

Checked by: PE

Date: 13/6/2007

Assistant Registrar of Titles

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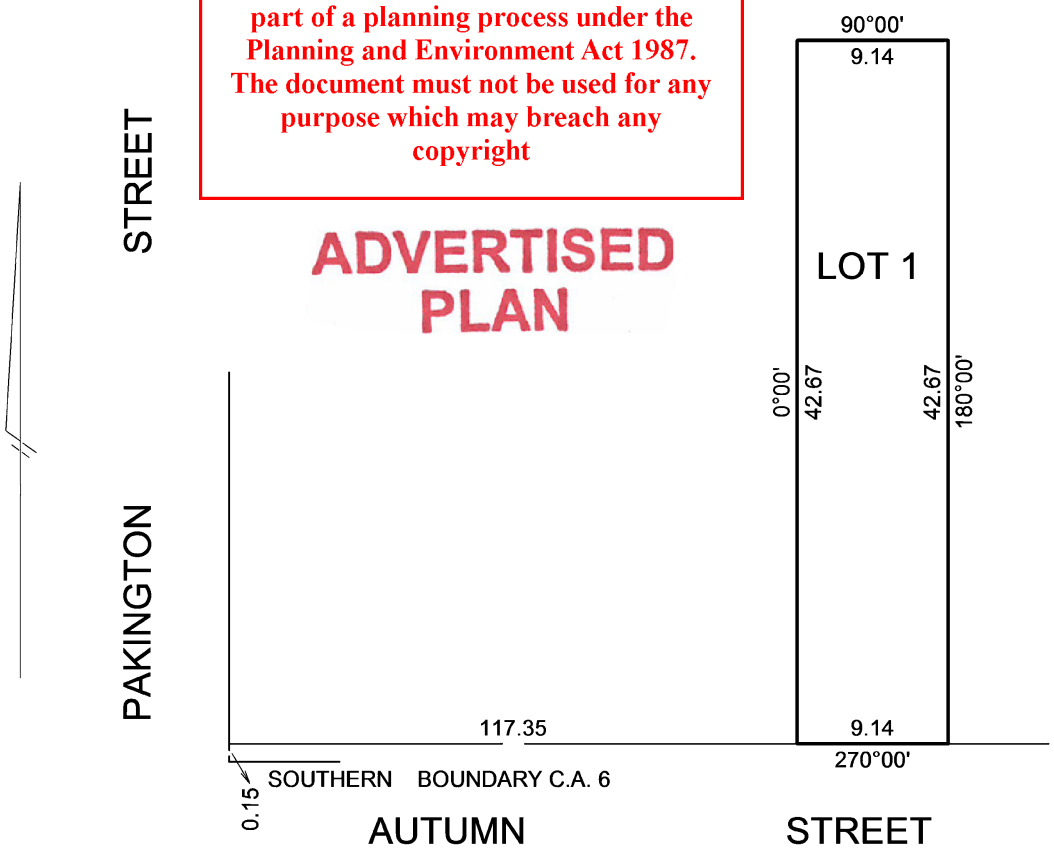
ADVERTISED PLAN




| LENGTHS ARE IN METRES | SCALE —— | DEALING / FILE No: AP110824L | DEALING CODE: 14 |
|---|---|---|---|
| | | GOVERNMENT GAZETTE No: | SHEET 1 OF 1 |

# Department of Transport and Planning

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Produced 01/09/2026 05:09:13 PM

| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711270R |
| Date and Time Lodged | 17/10/2025 03:25:05 PM | | |

**Lodger Details**

Lodger Code [redacted]
Name
Address
Lodger Box
Phone
Email
Reference

ADVERTISED PLAN

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**TRANSFER**

**Jurisdiction** VICTORIA

**Privacy Collection Statement**
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**Land Title Reference**
11014/376

**Transferor(s)**
Name [redacted]
Name on Title
Reason for Difference
Applicable Land Title(s)
ACN

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 842131.00

**Transferee(s)**
**Tenancy (inc. share)** [redacted]
Name
ACN
Address

# Department of Transport and Planning

## Electronic Instrument Statement

Street Number
Street Name
Street Type
Locality
State
Postcode

[redacted]

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**Duty Transaction ID**
6408281

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 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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
Signer Name
Signer Organisation
Signer Role

Execution Date

[redacted]

**File Notes:**
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

ADVERTISED PLAN



Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

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



VOLUME 10481 FOLIO 751

Security no : 124138159779F
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## LAND DESCRIPTION

Lot 2A on Plan of Subdivision 426407T.
PARENT TITLE Volume 10457 Folio 507
Created by instrument W146894A 23/11/1999

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711272M 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711273K 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS426407T 11/10/1999

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 PS426407T 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: 68-70 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

ADVERTISED PLAN

## OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS426407T

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



VOLUME 10481 FOLIO 752

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## LAND DESCRIPTION

Lot 2B on Plan of Subdivision 426407T.
PARENT TITLE Volume 10457 Folio 507
Created by instrument W146894A 23/11/1999

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711272M 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711273K 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS426407T 11/10/1999

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 PS426407T 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: 68-70 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

ADVERTISED PLAN

## OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. PS426407T

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| | |
|---|---|
| Document Type | **Plan** |
| Document Identification | **PS426407T** |
| Number of Pages (excluding this cover sheet) | **5** |
| Document Assembled | **01/09/2026 17:13** |

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ADVERTISED
PLAN

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# PLAN OF SUBDIVISION

STAGE No. /

LTO USE ONLY
EDITION 2

PLAN NUMBER
PS 426407T

## LOCATION OF LAND

PARISH : MOORPANYAL

TOWNSHIP :

SECTION : 1

CROWN ALLOTMENT : 6 (PART)

CROWN PORTION :

LTO BASE RECORD : DCMB
TITLE REFERENCES : VOL. 10252 FOL. 602
VOL. 10252 FOL. 603

LAST PLAN REFERENCE/S : TP3372H, TP3373F

POSTAL ADDRESS : AUTUMN STREET
(At time of subdivision) GEELONG WEST 3218

AMG Co-ordinates E 267 600
(of approx centre of land N 5 774 800
in plan) ZONE : 55

## COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME : CITY OF GREATER GEELONG REF: 4409

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / /~~

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/~~has not~~ been made.

(ii) The requirement has been satisfied.

~~(iii) The requirement is to be satisfied in Stage~~ .....

Council Delegate
~~Council Seal~~
Date 26 / 3 / 99

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| | |

## NOTATIONS

STAGING This is not a staged subdivision.
Planning permit No. 1042/98

DEPTH LIMITATION: Does not apply.
SURVEY. THIS PLAN IS BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 385 & 174
IN PROCLAIMED SURVEY AREA No.
OTHER PURPOSE OF THIS PLAN: TO CREATE EASEMENTS OVER THE LAND MARKED E-1, E-2, E-3, E-5 & E-8 IN FAVOUR OF LAND NOT ON THIS PLAN.
GROUNDS: PLANNING PERMIT No. 1042/98.

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ADVERTISED PLAN

## CREATION OF RESTRICTION

On registration of this plan the following restrictions are created.

SEE SHEET 4 FOR DETAILS

## EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-1, E-2 & E-7 | SEWERAGE | SEE DIAG | THIS PLAN | BARWON WATER |
| E-2, E-4 & E-6 | WAY, DRAINAGE, SEWERAGE, WATER SUPPLY, GAS SUPPLY, ELECTRICITY SUPPLY, VOICE & DATA COMMUNICATION | SEE DIAG | THIS PLAN | C/T Vol. 10052 Fol. 179 LAND IN MEM. 607 BOOK 884 |
| E-3 | SEWERAGE | 2 | THIS PLAN | C/T Vol. 8746 Fol. 518 |
| E-5, E-6 & E-7 | DRAINAGE | 2 | THIS PLAN | CITY OF GREATER GEELONG LAND IN MEM. 607 BOOK 884 C/T Vol. 10052 Fol. 179 C/T Vol. 10295 Fol. 986 |
| E-8 | DRAINAGE | 2 | W146894A (SEC 32 SUB ACT 1988) | CITY OF GREATER GEELONG |

LTO USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE: 13 / 7 / 99

LTO USE ONLY

PLAN REGISTERED

TIME 11.00

DATE 11 / 10 / 99

Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

AGS
ACN. 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON. 3216
TELEPHONE: (03) 5241 9833

LICENSED SURVEYOR (Print) WILLIAM THOMAS CASEY

SIGNATURE..... DATE 26/3/1999

REF : 3826-1 VERSION 02

.....
DATE 26 / 3 / 99
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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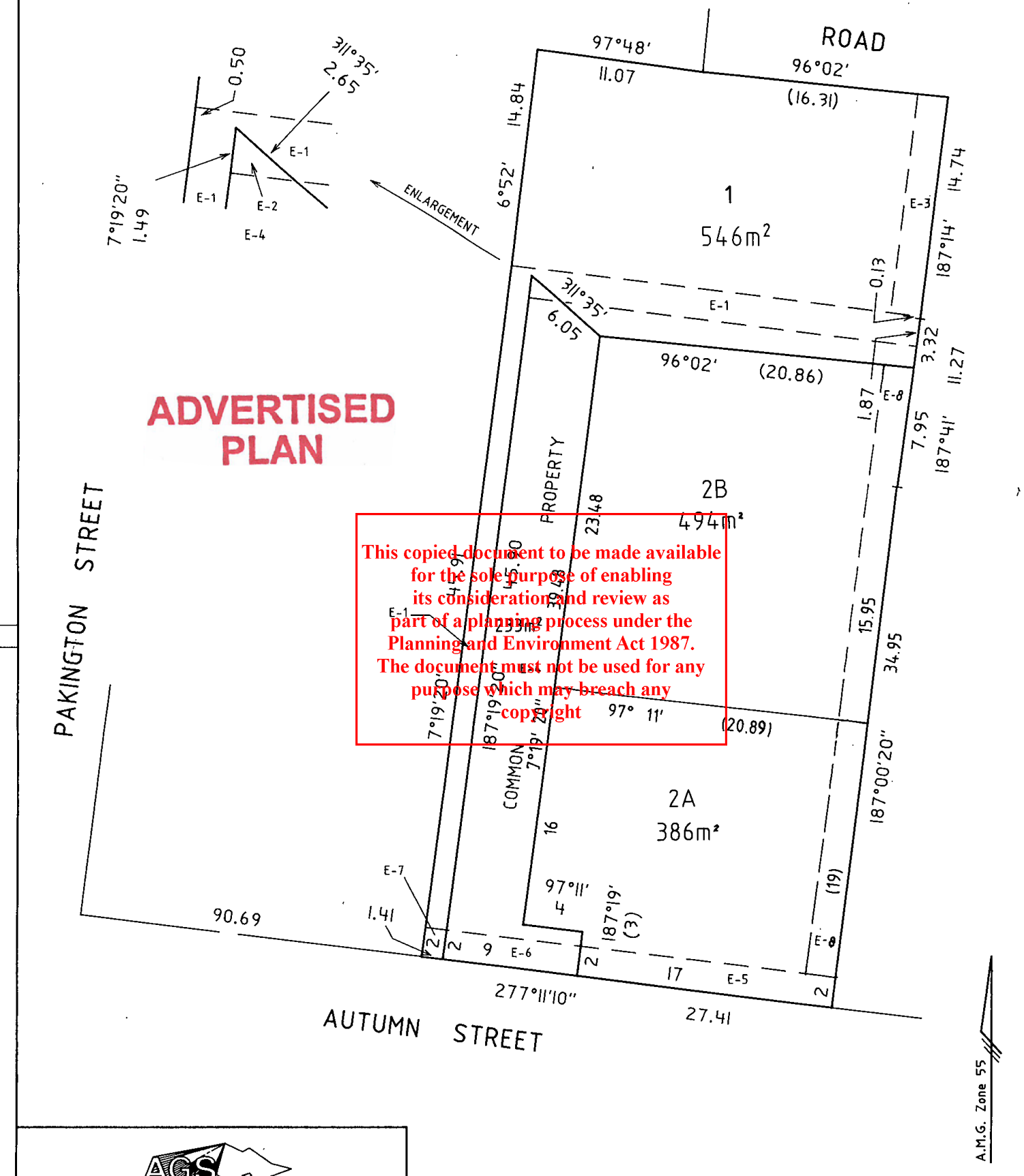
# PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 426407T

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AGS
ACN. 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON. 3216
TELEPHONE: (03) 5241 9833

SCALE
2.5 0 2.5 5 7.5 10 12.5
LENGTHS ARE IN METRES

| ORIGINAL | |
|---|---|
| SCALE | SHEET SIZE |
| 1 : 250 | A3 |

LICENSED SURVEYOR (PRINT) WILLIAM THOMAS CASEY
SIGNATURE ..... DATE 26/3/1999
REF : 3826-1 VERSION 02

SHEET 2 OF 4 SHEETS

..... DATE 26 / 3 / 99
COUNCIL DELEGATE SIGNATURE

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PS426407T

# FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

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| PLAN OF SUBDIVISION | STAGE No. / | PLAN NUMBER PS426407T |
|---|---|---|

ADVERTISED PLAN

CREATION OF RESTRICTION

On registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTIONS

1. The registered proprietor(s) for the time being of lot 1 on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling.

LAND TO BE BENEFITTED: All lots on this plan. LAND TO BE BURDENED: Lot 1 on this plan.

2 The registered proprietor(s) for the time being of any lot on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling

LAND TO BE BENEFITTED: Lots 2A & 2B on this plan. LAND TO BE BURDENED: Lots 2A & 2B on this plan

3. The registered proprietor(s) for the time being of any lot on this plan shall not subdivide that lot or cause or suffer that lot to be subdivided unless otherwise approved by the responsible authority

LAND TO BE BENEFITTED Lots 2A & 2B on this plan. LAND TO BE BURDENED. Lots 2A & 2B on this plan

4 The registered proprietor(s) for the time being of any lot on this plan shall not develop or build on that lot other than in accordance with the approve neighbourhood design plan and building envelopes.

LAND TO BE BENEFITTED. Lots 2A & 2B on this plan. LAND TO BE BURDENED. Lots 2A & 2B on this plan

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ACN 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON 3216
TELEPHONE: (03) 5241 9833

| SCALE | ORIGINAL | | | |
|---|---|---|---|---|
| 2.5 0 2.5 5 7.5 10 12.5 LENGTHS ARE IN METRES | SCALE 1 : 250 | SHEET SIZE A3 | LICENSED SURVEYOR (PRINT) WILLIAM THOMAS CASEY<br>SIGNATURE ... DATE 24/6/99<br>REF : 3826-2 VERSION 02 | SHEET 4. OF 4 SHEETS<br>DATE 25/6/99<br>COUNCIL DELEGATE SIGNATURE |

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER**

**PS426407T**

| AFFECTED LAND / PARCEL | LAND / PARCEL / IDENTIFIER CREATED | MODIFICATION | DEALING NUMBER | DATE | TIME | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|---|---|---|---|---|---|---|---|
| LOT 2 | LOTS 2A & 2B | AMENDMENT SEC 32 SUB. ACT 1988 | W146894A | 23/11/99 | 11.20AM | 2 | GJN |
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ADVERTISED PLAN

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# Department of Transport and Planning

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| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711272M |
| Date and Time Lodged | 17/10/2025 03:25:06 PM | | |

**Lodger Details**

Lodger Code [redacted]
Name
Address
Lodger Box
Phone
Email
Reference

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**TRANSFER**

**Jurisdiction** VICTORIA

**Privacy Collection Statement**
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**Land Title Reference**
10481/751
10481/752

**Transferor(s)**
Name [redacted]
ACN

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 2141567.00

**Transferee(s)**
**Tenancy (inc. share)** [redacted]
Name
ACN
Address
Street Number
Street Name



Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

# Department of Transport and Planning

## Electronic Instrument Statement

Street Type [redacted]
Locality
State
Postcode

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**Duty Transaction ID**
6407866

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 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**File Notes:**
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Statement End.

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Reference :
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Email: advice.enquiries@servictoria.com.au
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# Department of Transport and Planning

## Owners Corporation Search Report

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**OWNERS CORPORATION**
**PLAN NO. PS426407T**

The land in PS426407T is affected by 1 Owners Corporation(s)

**Land Affected by Owners Corporation:**
Common Property, Lots 1, 2A, 2B.

**Limitations on Owners Corporation:**
Unlimited

**Postal Address for Services of Notices:**
[redacted]

PS426407T 11/10/1999

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**Owners Corporation Manager:**
NIL

**Rules:**
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

**Owners Corporation Rules:**
NIL

**Additional Owners Corporation Information:**
NIL

**Notations:**
NIL

**Entitlement and Liability:**
NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|---|---|---|
| Common Property | 0 | 0 |
| Lot 1 | 10 | 10 |
| Lot 2A | 10 | 10 |
| Lot 2B | 10 | 10 |
| **Total** | **30.00** | **30.00** |

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

# Department of Transport and Planning

## Owners Corporation Search Report

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**OWNERS CORPORATION**
**PLAN NO. PS426407T**

Statement End.

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



VOLUME 10457 FOLIO 506

Security no : 124138159758D
Produced 01/09/2026 05:13 PM

## LAND DESCRIPTION

Lot 1 on Plan of Subdivision 426407T.
PARENT TITLES :
Volume 10252 Folio 602 to Volume 10252 Folio 603
Created by instrument PS426407T 11/10/1999

ADVERTISED PLAN

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711266G 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711267E 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS426407T 11/10/1999

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.

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## DIAGRAM LOCATION

SEE PS426407T FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148597G (B) | AMEND BOUNDARIES | Unregistered | 05/03/2026 |

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

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

Street Address: 72 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

BA087379A NOMINATION TO PAPER INST. 04/02/2026
eCT Nominated to Plan of Subdivision TO Hope and Autumn Pty Ltd

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

## OWNERS CORPORATIONS

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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.



The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS426407T

DOCUMENT END

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PLAN

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| | |
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| Document Type | **Plan** |
| Document Identification | **PS426407T** |
| Number of Pages (excluding this cover sheet) | **5** |
| Document Assembled | **01/09/2026 17:13** |

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ADVERTISED
PLAN

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# PLAN OF SUBDIVISION

STAGE No. /

LTO USE ONLY
EDITION 2

PLAN NUMBER
PS 426407T

## LOCATION OF LAND

PARISH : MOORPANYAL

TOWNSHIP :

SECTION : 1

CROWN ALLOTMENT : 6 (PART)

CROWN PORTION :

LTO BASE RECORD : DCMB
TITLE REFERENCES : VOL. 10252 FOL. 602
VOL. 10252 FOL. 603

LAST PLAN REFERENCE/S : TP3372H, TP3373F

POSTAL ADDRESS : AUTUMN STREET
(At time of subdivision) GEELONG WEST 3218

AMG Co-ordinates E 267 600
(of approx centre of land N 5 774 800
in plan) ZONE : 55

## COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME : CITY OF GREATER GEELONG REF: 4409

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / /~~

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/~~has not~~ been made.

(ii) The requirement has been satisfied.

~~(iii) The requirement is to be satisfied in Stage~~ .....

Council Delegate
~~Council Seal~~
Date 26 / 3 / 99

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| | |

## NOTATIONS

STAGING This is not a staged subdivision.
Planning permit No. 1042/98

DEPTH LIMITATION: Does not apply.
SURVEY. THIS PLAN IS BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 385 & 174
IN PROCLAIMED SURVEY AREA No.
OTHER PURPOSE OF THIS PLAN: TO CREATE EASEMENTS OVER THE LAND MARKED E-1, E-2, E-3, E-5 & E-8 IN FAVOUR OF LAND NOT ON THIS PLAN.
GROUNDS: PLANNING PERMIT No. 1042/98.

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ADVERTISED PLAN

## CREATION OF RESTRICTION

On registration of this plan the following restrictions are created.

SEE SHEET 4 FOR DETAILS

## EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-1, E-2 & E-7 | SEWERAGE | SEE DIAG | THIS PLAN | BARWON WATER |
| E-2, E-4 & E-6 | WAY, DRAINAGE, SEWERAGE, WATER SUPPLY, GAS SUPPLY, ELECTRICITY SUPPLY, VOICE & DATA COMMUNICATION | SEE DIAG | THIS PLAN | C/T Vol. 10052 Fol. 179 LAND IN MEM. 607 BOOK 884 |
| E-3 | SEWERAGE | 2 | THIS PLAN | C/T Vol. 8746 Fol. 518 |
| E-5, E-6 & E-7 | DRAINAGE | 2 | THIS PLAN | CITY OF GREATER GEELONG LAND IN MEM. 607 BOOK 884 C/T Vol. 10052 Fol. 179 C/T Vol. 10295 Fol. 986 |
| E-8 | DRAINAGE | 2 | W146894A (SEC 32 SUB ACT 1988) | CITY OF GREATER GEELONG |

LTO USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE: 13 / 7 / 99

LTO USE ONLY

PLAN REGISTERED

TIME 11.00

DATE 11 / 10 / 99

Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

AGS
ACN. 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON. 3216
TELEPHONE: (03) 5241 9833

LICENSED SURVEYOR (Print) WILLIAM THOMAS CASEY

SIGNATURE..... DATE 26/3/1999

REF : 3826-1 VERSION 02

.....
DATE 26 / 3 / 99
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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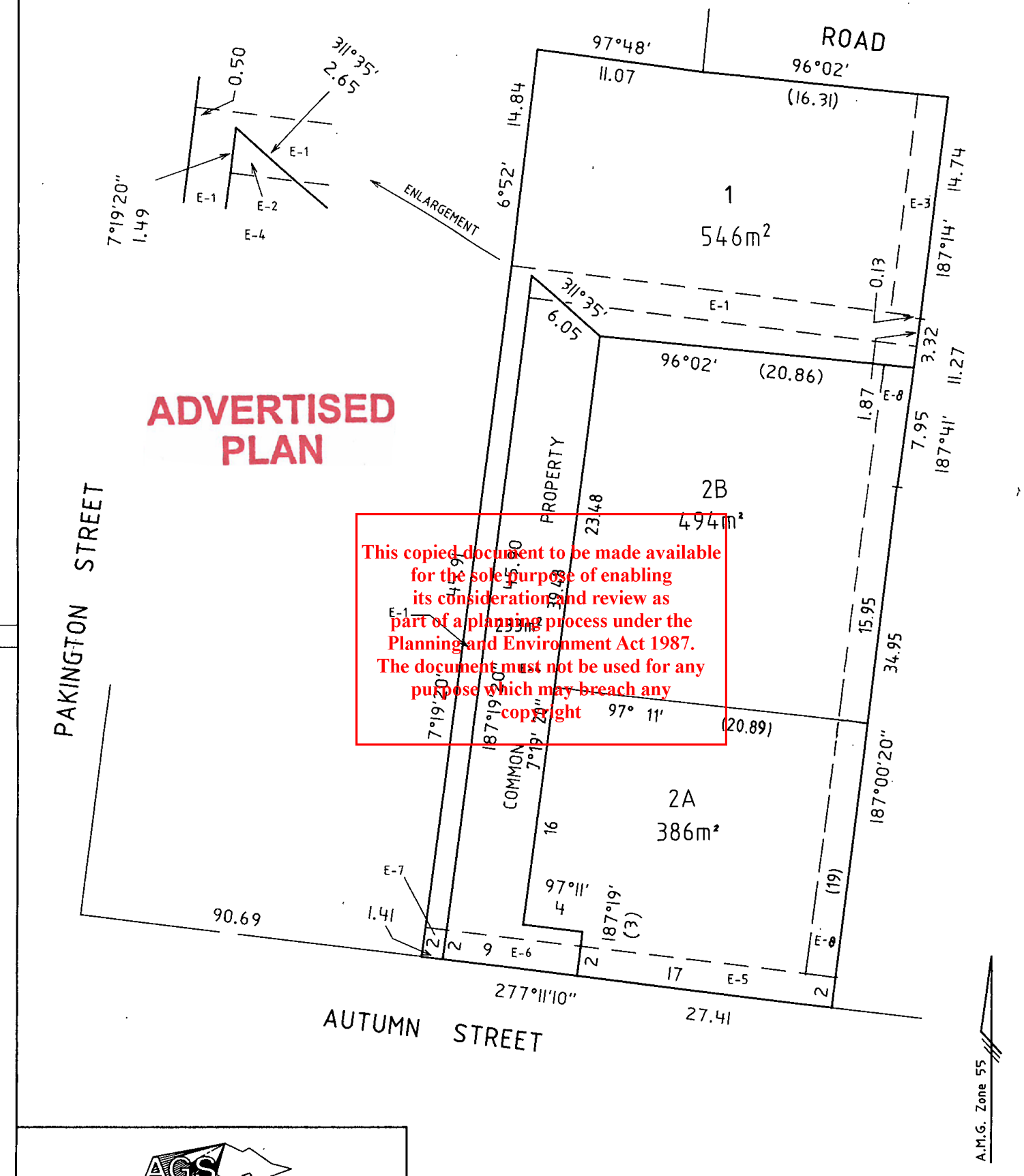
# PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 426407T

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AGS
ACN. 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON. 3216
TELEPHONE: (03) 5241 9833

SCALE
2.5 0 2.5 5 7.5 10 12.5
LENGTHS ARE IN METRES

| ORIGINAL | |
|---|---|
| SCALE | SHEET SIZE |
| 1 : 250 | A3 |

LICENSED SURVEYOR (PRINT) WILLIAM THOMAS CASEY
SIGNATURE ..... DATE 26/3/1999
REF : 3826-1 VERSION 02

SHEET 2 OF 4 SHEETS

..... DATE 26 / 3 / 99
COUNCIL DELEGATE SIGNATURE

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PS426407T

# FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

ADVERTISED
PLAN

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| PLAN OF SUBDIVISION | STAGE No. / | PLAN NUMBER PS426407T |
|---|---|---|

ADVERTISED PLAN

CREATION OF RESTRICTION

On registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTIONS

1. The registered proprietor(s) for the time being of lot 1 on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling.

LAND TO BE BENEFITTED: All lots on this plan. LAND TO BE BURDENED: Lot 1 on this plan.

2 The registered proprietor(s) for the time being of any lot on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling

LAND TO BE BENEFITTED: Lots 2A & 2B on this plan. LAND TO BE BURDENED: Lots 2A & 2B on this plan

3. The registered proprietor(s) for the time being of any lot on this plan shall not subdivide that lot or cause or suffer that lot to be subdivided unless otherwise approved by the responsible authority

LAND TO BE BENEFITTED Lots 2A & 2B on this plan. LAND TO BE BURDENED. Lots 2A & 2B on this plan

4 The registered proprietor(s) for the time being of any lot on this plan shall not develop or build on that lot other than in accordance with the approve neighbourhood design plan and building envelopes.

LAND TO BE BENEFITTED. Lots 2A & 2B on this plan. LAND TO BE BURDENED. Lots 2A & 2B on this plan

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ACN 006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON 3216
TELEPHONE: (03) 5241 9833

| SCALE | ORIGINAL | | | |
|---|---|---|---|---|
| 2.5 0 2.5 5 7.5 10 12.5 LENGTHS ARE IN METRES | SCALE 1 : 250 | SHEET SIZE A3 | LICENSED SURVEYOR (PRINT) WILLIAM THOMAS CASEY<br>SIGNATURE ... DATE 24/6/99<br>REF : 3826-2 VERSION 02 | SHEET 4. OF 4 SHEETS<br>DATE 25/6/99<br>COUNCIL DELEGATE SIGNATURE |

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER**

**PS426407T**

| AFFECTED LAND / PARCEL | LAND / PARCEL / IDENTIFIER CREATED | MODIFICATION | DEALING NUMBER | DATE | TIME | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|---|---|---|---|---|---|---|---|
| LOT 2 | LOTS 2A & 2B | AMENDMENT SEC 32 SUB. ACT 1988 | W146894A | 23/11/99 | 11.20AM | 2 | GJN |
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ADVERTISED PLAN

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# Department of Transport and Planning

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| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711266G |
| Date and Time Lodged | 17/10/2025 03:24:58 PM | | |

**Lodger Details**

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

[redacted]

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**Jurisdiction** VICTORIA

**Privacy Collection Statement**
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**Land Title Reference**
10457/506
10493/198

**Transferor(s)**
Name
ACN

[redacted]

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 2360592.00

**Transferee(s)**
**Tenancy (inc. share)**
Name
ACN
Address
Street Number
Street Name

[redacted]

# Department of Transport and Planning

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Street Type
Locality
State
Postcode

[redacted]

**Duty Transaction ID**
6408247

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 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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
Signer Name
Signer Organisation
Signer Role

Execution Date

[redacted]

**File Notes:**
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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VICTORIA State Government

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# Department of Transport and Planning

## Owners Corporation Search Report

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**OWNERS CORPORATION**
**PLAN NO. PS426407T**

The land in PS426407T is affected by 1 Owners Corporation(s)

**Land Affected by Owners Corporation:**
Common Property, Lots 1, 2A, 2B.

**Limitations on Owners Corporation:**
Unlimited

**Postal Address for Services of Notices:**
[redacted]

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**Owners Corporation Manager:**
NIL

**Rules:**
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

**Owners Corporation Rules:**
NIL

**Additional Owners Corporation Information:**
NIL

**Notations:**
NIL

**Entitlement and Liability:**
NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|---|---|---|
| Common Property | 0 | 0 |
| Lot 1 | 10 | 10 |
| Lot 2A | 10 | 10 |
| Lot 2B | 10 | 10 |
| **Total** | **30.00** | **30.00** |

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

# Department of Transport and Planning

## Owners Corporation Search Report

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**OWNERS CORPORATION**
**PLAN NO. PS426407T**

Statement End.

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



VOLUME 10493 FOLIO 198

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## LAND DESCRIPTION

Lot 1 on Title Plan 016452M.
Created by Application No. 110825J 16/09/1999

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711266G 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711267E 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

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 TP016452M FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148600W (B) | AMENDMENT TO LAND | Unregistered | 05/03/2026 |

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

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

Street Address: 74 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

BA087388Y NOMINATION TO PAPER INST. 04/02/2026
eCT Nominated to Plan of Subdivision TO Hope and Autumn Pty Ltd

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

DOCUMENT END

ADVERTISED
PLAN

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| Document Identification | **TP016452M** |
| Number of Pages (excluding this cover sheet) | **1** |
| Document Assembled | **01/09/2026 17:12** |

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PLAN

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# TITLE PLAN

EDITION 1

TP16452M

## LOCATION OF LAND

PARISH : MOORPANYAL
TOWNSHIP :
SECTION : 1
CROWN ALLOTMENT : 6 (PART)
CROWN PORTION :

LTO BASE RECORD : SDMB-C (RURAL)
LAST PLAN REFERENCE :
TITLE REFERENCE :

DEPTH LIMITATION : NIL

## NOTATIONS

ADVERTISED PLAN

## EASEMENT INFORMATION

| Easement Reference | Purpose / Authority | Width (Metres) | Origin | Land benefitted / in favour of |
|---|---|---|---|---|
| NIL | | | | |

Legend : A - Appurtenant E : Encumbering Easement R : Encumbering Easement (Road)

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by .....

Date 6 / 1 / 100

Assistant Registrar of Titles

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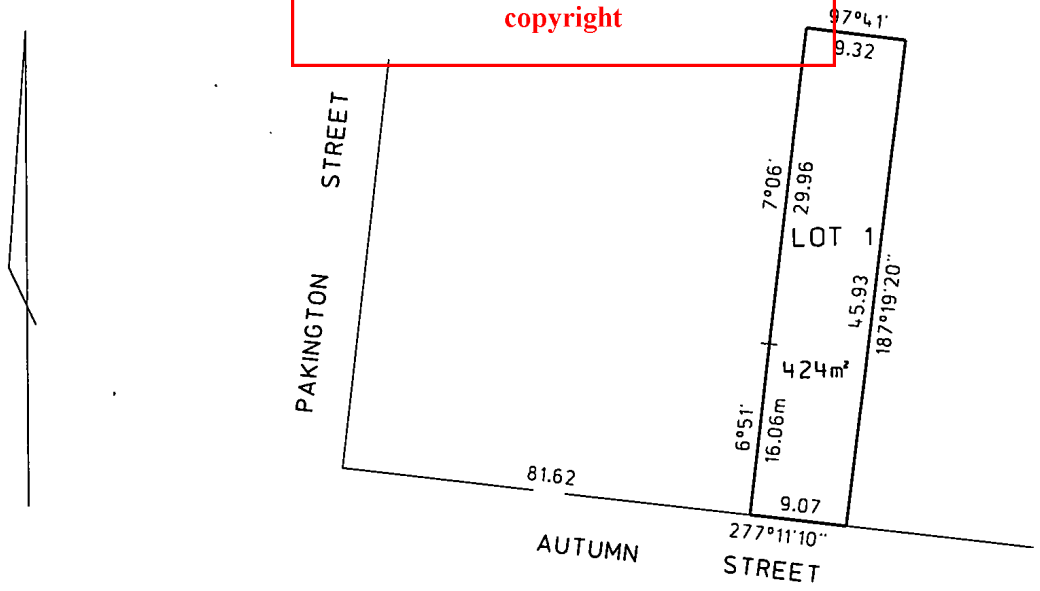


SPTP016452M-1-3

Sheet 1 of 1 sheets

5 0 5 10 25 50
LENGTHS ARE IN METRES

SHEET SIZE A3

APPLICATION No. :

DEALING CODE No.: SEC.15

AP110825J

# Department of Transport and Planning

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Produced 01/09/2026 05:12:36 PM

| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711266G |
| Date and Time Lodged | 17/10/2025 03:24:58 PM | | |

**Lodger Details**

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

[redacted]

ADVERTISED PLAN

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**Jurisdiction** VICTORIA

**Privacy Collection Statement**
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**Land Title Reference**
10457/506
10493/198

**Transferor(s)**
Name
ACN

[redacted]

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 2360592.00

**Transferee(s)**
**Tenancy (inc. share)**
Name
ACN
Address
Street Number
Street Name

[redacted]

# Department of Transport and Planning

## Electronic Instrument Statement

Street Type [redacted]
Locality
State
Postcode

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**Duty Transaction ID**
6408247

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 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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
Signer Name
Signer Organisation
Signer Role

Execution Date

[redacted]

**File Notes:**
NIL

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Statement End.

ADVERTISED PLAN



Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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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 10052 FOLIO 179

Security no : 124138159681M
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## LAND DESCRIPTION

Lot 1 on Title Plan 579687P.
Created by Application No. 070262W 16/01/1992

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AZ711262Q 17/10/2025

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ711263N 17/10/2025
COMMONWEALTH BANK OF AUSTRALIA

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 TP579687P FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---|---|---|---|
| AP148601U (B) | AMENDMENT TO LAND | Unregistered | 05/03/2026 |

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

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

Street Address: 76 AUTUMN STREET GEELONG WEST VIC 3218

## ADMINISTRATIVE NOTICES

BA087426T NOMINATION TO PAPER INST. 04/02/2026
eCT Nominated to Plan of Subdivision TO Hope and Autumn Pty Ltd

eCT Control 19234R MINTER ELLISON
Effective from 17/10/2025

DOCUMENT END

ADVERTISED PLAN

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| Number of Pages (excluding this cover sheet) | **1** |
| Document Assembled | **01/09/2026 17:11** |

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| TITLE PLAN | | EDITION 1 | TP 579687P |
|---|---|---|---|

**Location of Land**

Parish: MOORPANYAL
Township:
Section: 1
Crown Allotment: 6(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 10052 FOL 179
Depth Limitation: NIL

**Notations**

**Warning as to Dimensions**
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

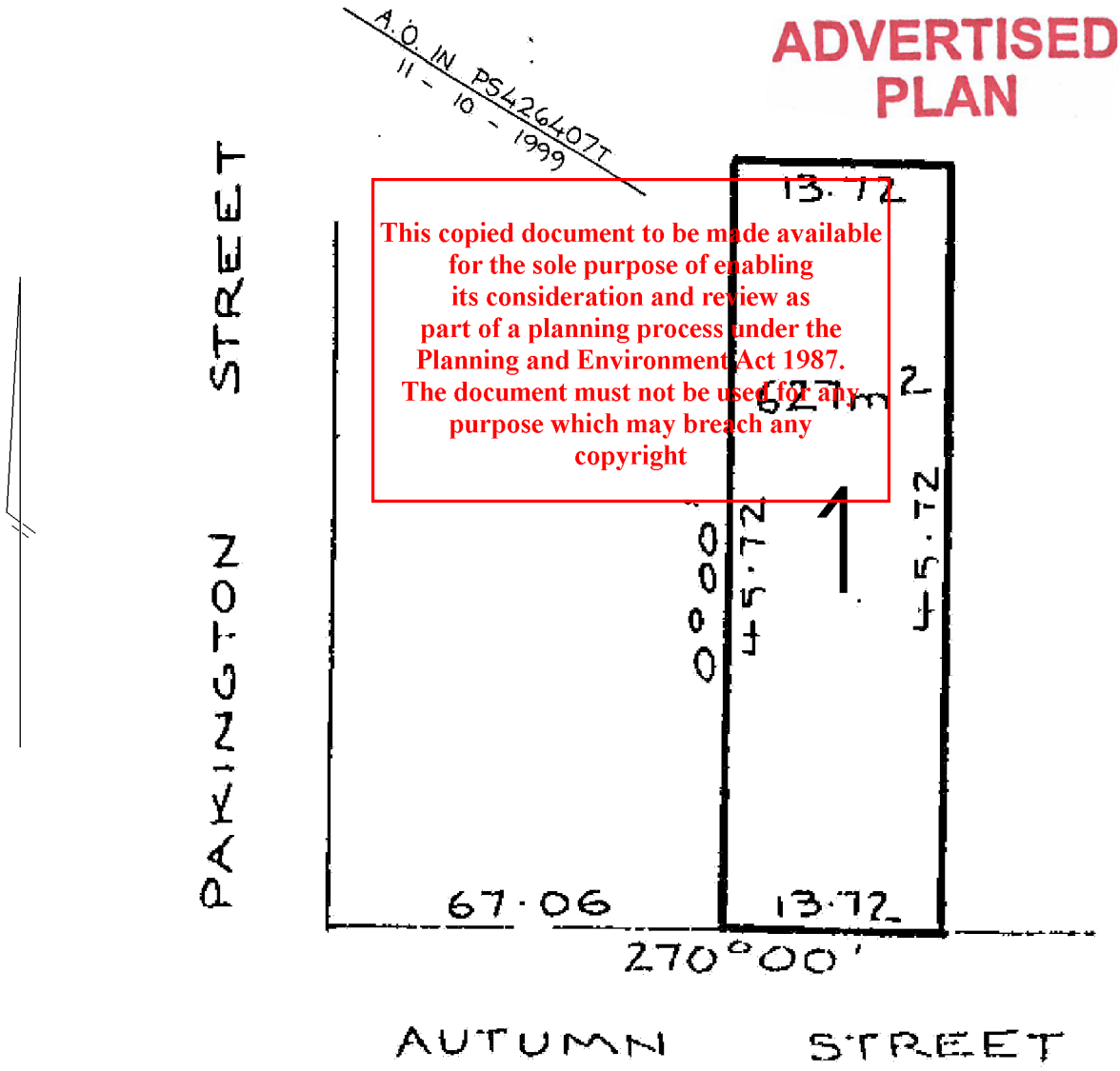
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

**Description of Land / Easement Information**

EASEMENTS APPURTENANT TO THE WITHIN LAND HAVE BEEN CREATED IN PS426407T (SEC. 23 SUB. ACT) 11 - 10 - 1999

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 25/07/2000
VERIFIED: AD

ADVERTISED PLAN

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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 = CA 6 (PT) |

| LENGTHS ARE IN METRES | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links | | Sheet 1 of 1 sheets |
|---|---|---|---|

# Department of Transport and Planning

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| | | | |
|---|---|---|---|
| Status | Registered | Dealing Number | AZ711262Q |
| Date and Time Lodged | 17/10/2025 03:24:55 PM | | |

**Lodger Details**

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

[redacted]

ADVERTISED PLAN

## TRANSFER

**Jurisdiction** VICTORIA

**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.

**Land Title Reference**
10052/179

**Transferor(s)**

Given Name(s)
Family Name

[redacted]

**Estate and/or Interest being transferred**
Fee Simple

**Consideration**
$AUD 1353887.00

**Transferee(s)**

**Tenancy (inc. share)**
Name
ACN
Address
Street Number
Street Name
Street Type

[redacted]

# Department of Transport and Planning

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## Electronic Instrument Statement

Locality [redacted]
State
Postcode

**Duty Transaction ID**
6408272

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 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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
Signer Name
Signer Organisation
Signer Role
Execution Date

[redacted]

**File Notes:**
NIL

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Statement End.

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Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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



VOLUME 10295 FOLIO 986

Security no : 124138159655Q
Produced 01/09/2026 05:11 PM

## LAND DESCRIPTION

Lot 1 on Title Plan 006677S.
Created by Application No. 077243N 07/08/1996

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AL198493W 01/07/2014

## 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 TP006677S 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)

## ADMINISTRATIVE NOTICES

NIL

eCT Control 21925Y ADDISONS
Effective from 30/07/2024

DOCUMENT END

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| Document Assembled | **01/09/2026 17:11** |

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| EDITION 2 | TITLE PLAN | TP 6677S |
|---|---|---|

Location of Land
Parish: MOORPANYAL
Township: —
Section: 1
Crown Allotment : 6 (PART)
Crown Portion : —

LTO base record: CHART 5 (3179)
Last Plan Reference:
Title Reference:

Depth Limitation: NIL

Notations:

**Warning as to dimensions :**
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Drainage easement appurtenant to the within land has been created in PS426407T .

Easement Information
E - Encumbering Easement R - Encumbering Easement (Road) A - Appurtenant Easement

| Easement Reference | Purpose | Width (Metres) | Origin | Land benefitted/In favour of |
|---|---|---|---|---|
| NIL | | | | |

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE

Checked by

Date 15/8/96

Assistant Registrar of Titles

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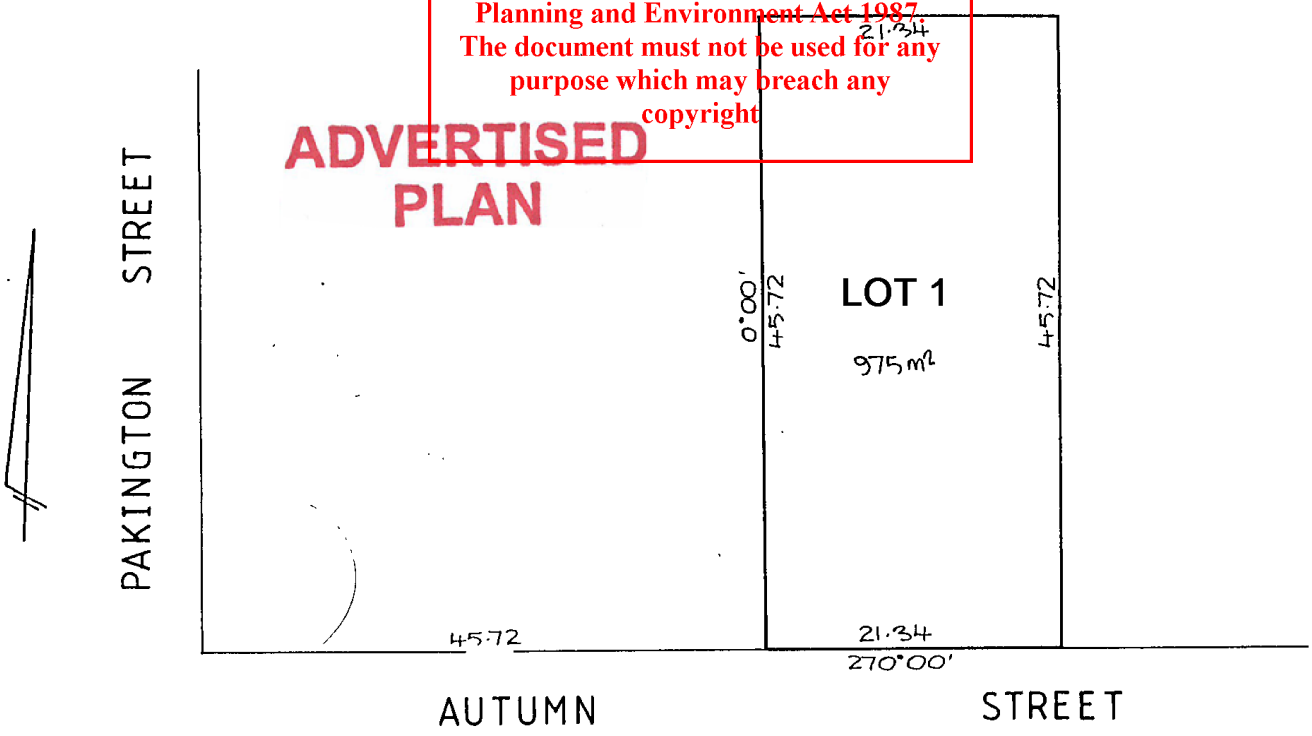


| LENGTHS ARE IN METRES | SCALE | SHEET SIZE A3 | FILE NO. AP 77243N |
|---|---|---|---|

# MODIFICATION TABLE

## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**PLAN NUMBER**
**TP6677S**

| AFFECTED LAND / PARCEL | LAND / PARCEL / IDENTIFIER CREATED | MODIFICATION | DEALING* NUMBER | DATE | TIME | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|---|---|---|---|---|---|---|---|
| TP | | CREATION OF APPURTENANT EASEMENT | PS426407T | 11/10/99 | 11:00 | 2 | |
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# Transfer of Land

Section 45 Transfer of Land Act 1958

AL198493W

01/07/2014 $1366 45

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## 1. Land/s

*Land Title*

Volume 10295 Folio 986

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor*

Name [redacted]

ACN

Name on Title

Reason for Difference CHANGE OF NAME

## 4. Transferee/s

*Transferee*

Name [redacted]

ACN

Australian Credit Licence

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit [redacted] Street No [redacted]

Street Name

Street Type

Locality

State Postcode [redacted]

## 7. Directing Party

None

## 8. Consideration

$ 675,000

## 9. Signing

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

*Transferor*

Multi-person company – Director & Director or Director & Secretary sign

[redacted]

*Signature of Director*

*Signature of Director/Secretary*

ADVERTISED PLAN

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# Transfer of Land

Section 45 Transfer of Land Act 1958

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publicly s

**AL198493W**

01/07/2014 $1366 45

*Transferee*
Multi-person company – Director & Director or Director & Secretary sign

[redacted]

Director
Full Name
Usual Address

Director/Secret
Full Name
Usual Address

You may lodge this form in two v

**1. In person**

Land Registration Services
Land Victoria
570 Bourke Street
Melbourne Vic 3000

**2. By mail** *(extra fee applies)*

Land Registration Services
Land Victoria
PO Box 527
Melbourne Vic 3001
Or DX 250639

[redacted]

*Signature of Director*

[redacted]

*Signature of Director/Secretary*

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**10. Date**

Date: (DD/MM/YYYY)

**11. Lodging Party**

Customer Code 3170 F

Reference

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Stamped with $35,570.00
Doc ID 3286091, 26 Jun 2014
SRO Victoria Duty, JRMO