

Register Search Statement - Volume 6373 Folio 408

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

VOLUME 06373 FOLIO 408

Security no : 124085001001L
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LAND DESCRIPTION

Lots 1 and 2 on Title Plan 426803W.
PARENT TITLE Volume 04125 Folio 858
Created by instrument 1759582 18/01/1940

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ATN DEVELOPMENTS PTY LTD of 1610 HIGH STREET GLEN IRIS VICTORIA 3146
AH913889X 27/04/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH913890P 27/04/2011
BANK OF QUEENSLAND 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 TP426803W 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 19006F BOQ - BANK OF QUEENSLAND LIMITED
Effective from 23/02/2018

DOCUMENT END

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AH913889X

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

**Scott Ashwood P/L No 2
Customer Pickup
Code 12370V**

Ref:

Customer Code:

Privacy Collection Statement

This information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

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:

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Estate and Interest:

All our estate and interest in fee simple

Consideration:

Nine Hundred and Twenty Thousand Dollars [\$920,000.00]

Transferor:

Geoffrey QUACH and Ly Ly QUACH

Transferee:

ATN Developments Pty Ltd ACN 145 829 652 of 1610 High Street, Glen Iris, Victoria, 3146

Directing Party:

Dated

16/4/11

Execution and Attestation:

Signed by GEOFFREY QUACH AND
LY LY QUACH

in the presence of:

Witness

2a

EXECUTED BY ATN DEVELOPMENTS PTY LTD
ACN 145 829 652 pursuant to Section 127
of the Corporations Act 2001

Sole Director & Sole
Company Secretary

Nicholas Noulikas

Full Name of Sole Director
& Sole Company Secretary

25 Davey Avenue, Brighton East, Victoria, 3187

Usual Address

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Approval No: 1681093A

ORDER TO REGISTER
Please register and issue title to

T1

Signed

Cust. Code:

STAMP DUTY USE ONLY

Scott Ashwood Pty Ltd

DRS	AP 414
Vic Duty	\$50,270.00
Consideration	\$920,000.00
Trans No.	4795/2011
Endorse Date	20/04/2011
Section	Original
MICHELLEM Signatur	mm



21606796

AH913890P

MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name:
Phone:
Address: **Scott Ashwood P/L No 2**
Ref: **Customer Pickup**
Customer Code: **Code 12370V**

Privacy Collection Statement

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MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specific in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. This mortgage is given in consideration of and to better secure the principal sum lent or agreed to be lent to the mortgagor by the mortgagee.

Land: *(volume and folio reference)*

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

All my Estate in Fee Simple

Mortgagor: *(full name)*

ATN DEVELOPMENTS PTY LTD ACN 145 829 652

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

BANK OF QUEENSLAND LIMITED ACN 009 656 740 of 259 Queen Street Brisbane 4000

Date of this Mortgage:

08/04/2011

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA796 are incorporated in this mortgage.

Execution and attestation:

Executed by ATN DEVELOPMENTS PTY LTD ACN 145 829 652 being signed by the person who is authorised to sign for the company.

.....

Sole Director and Sole Company Secretary

Full Name: **NICHOLAS MOULIKAS** Usual Address: **25 DAVEY AVENUE**
BRIGHTON VIC 3187

Approval No. 2349088A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

M

Signed Cust. Code:

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THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

TITLE PLAN	EDITION 1	TP 426803W
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Location of Land Parish: DANDENONG Township: Section: Crown Allotment: 40(PT) Crown Portion: Last Plan Reference: LP 5379 Derived From: VOL 6373 FOL 408 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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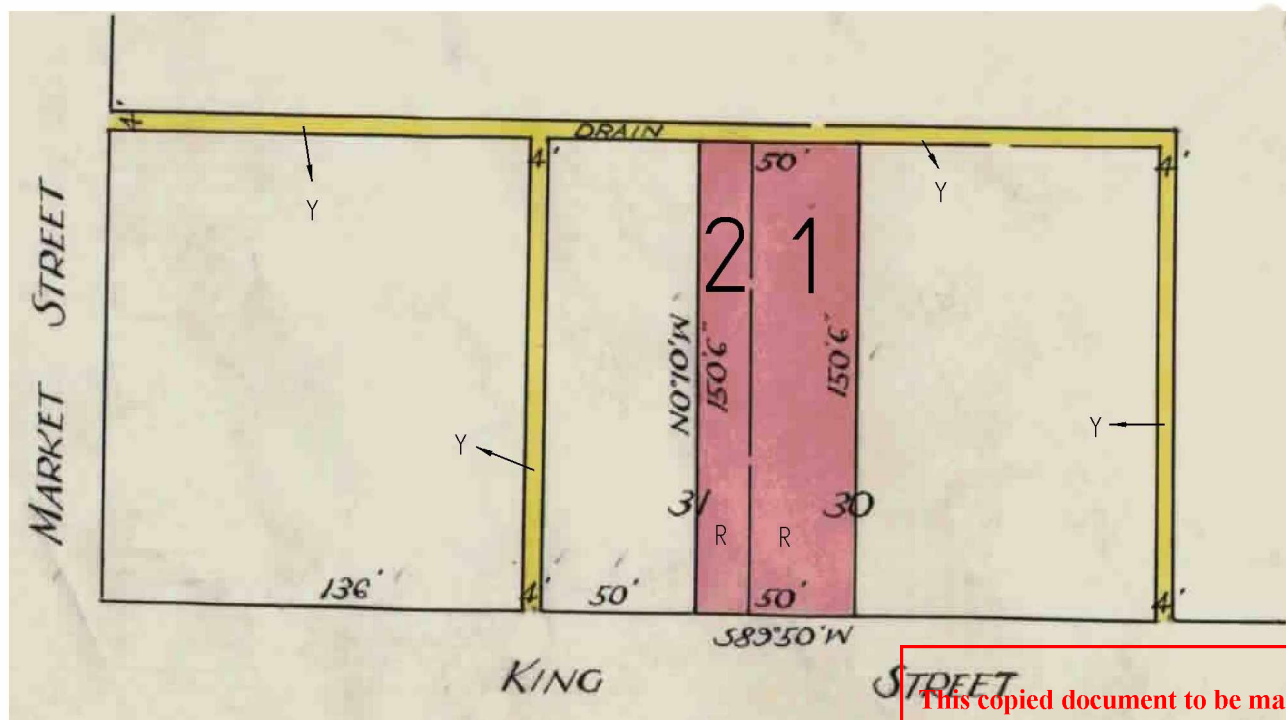
Description of Land / Easement Information

All that piece of Land, delineated and coloured

red on the map in the margin being part of Lots 30 and 31 on Plan of Subdivision-- No.5379 lodged in the Office of Titles and being part of Crown Allotment Forty --- Parish of Dandenong County of Bourke - Together with a right of carriage way over Market Street colored brown on the said Plan of Subdivision and over King and --- Cleeland Streets colored brown on Plan of Subdivision No.3231 lodged as aforesaid- and Together with a right of drainage in over and upon the land colored yellow on-- the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 04/05/2000
 VERIFIED: CP

COLOUR CODE
 R=RED
 Y = YELLOW



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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 30(PT) ON LP 5379
PARCEL 2 = LOT 31(PT) ON LP 5379