

Certificate of Title

Title Reference CT 6084/781
Status CURRENT
Easement YES
Owner Number 71044465
Address for Notices 40 BROWNING AV FULHAM GARDENS, SA 5024
Area 361m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

CSSF NOMINEES PTY. LTD. (ACN: 154 393 165)
OF CARE PDK FINANCIAL PTY. LTD. G 21 AUSTIN STREET ADELAIDE SA 5000

Description of Land

LOT 3 PRIMARY COMMUNITY PLAN 26784
IN THE AREA NAMED HENDON
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 12609739
Dealing Date 29/09/2016
Sale Price \$550,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
LEASE	13602690	METAL MANUFACTURES PTY. LTD. (ACN: 003 762 641)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2528293154	CURRENT	Unit 3, 4 FLORENCE STREET, HENDON, SA 5014

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
09/06/2011 11:41	11594329	BY-LAWS	FILED
09/06/2011 11:41	11594330	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

NEW EDITION CREATED DUE TO EXPIRATION OF LEASE

Administrative Interests

NIL

Valuation Record

Valuation Number	2528293154
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2012
Property Location	Unit 3, 4 FLORENCE STREET, HENDON, SA 5014
Local Government	CHARLES STURT
Owner Names	CSSF NOMINEES PTY. LTD.
Owner Number	71044465
Address for Notices	40 BROWNING AV FULHAM GARDENS, SA 5024
Zone / Subzone	E - Employment\
Water Available	Yes
Sewer Available	Yes
Land Use	2600 - Office/Warehouse
Description	OFF/WHSE
Local Government Description	Commercial - Other

Parcels

Plan/Parcel	Title Reference(s)
C26784 LOT 3	CT 6084/781

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$255,000	\$940,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$205,000	\$750,000			

Building Details

Valuation Number	2528293154
Building Style	Not Available
Year Built	2010
Building Condition	Very Good
Wall Construction	Concrete
Roof Construction	Galvanised Iron
Equivalent Main Area	240 sqm
Number of Main Rooms	Not Available

Note – this information is not guaranteed by the Government of South Australia