

## Certificate of Title

**Title Reference** CT 5873/841  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 70786539  
**Address for Notices** 523 LOWER NORTH EAST RD CAMPBELLTOWN, SA 5074  
**Area** 780m<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

HAC PROPERTY PTY. LTD. (ACN: 133 610 429)  
OF 523 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074

## Description of Land

ALLOTMENT 8 DEPOSITED PLAN 5316  
IN THE AREA NAMED NEWTON  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13557244  
**Dealing Date** 28/06/2021  
**Sale Price** \$1,127,500  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13557245	BANK OF QUEENSLAND LTD. (ACN: 009 656 740)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1712772003	CURRENT	8 STRADBROKE ROAD, NEWTON, SA 5074

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

Valuation Number	1712772003
Type	Site & Capital Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/1966
Property Location	8 STRADBROKE ROAD, NEWTON, SA 5074
Local Government	CAMPBELLTOWN
Owner Names	HAC PROPERTY PTY. LTD.
Owner Number	70786539
Address for Notices	523 LOWER NORTH EAST RD CAMPBELLTOWN, SA 5074
Zone / Subzone	SB - Suburban Business\\
Water Available	Yes
Sewer Available	Yes
Land Use	2770 - Physicians And Surgeons
Description	SURGERY
Local Government Description	Commercial - Other

## Parcels

Plan/Parcel	Title Reference(s)
D5316 ALLOTMENT 8	CT 5873/841

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$520,000	\$1,325,000			
Previous	\$460,000	\$1,175,000			

## Building Details

<b>Valuation Number</b>	1712772003
<b>Building Style</b>	Not Available
<b>Year Built</b>	2005
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Concrete
<b>Roof Construction</b>	Steel Decking
<b>Equivalent Main Area</b>	266 sqm
<b>Number of Main Rooms</b>	11

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