

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 780m² (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

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

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