

## Certificate of Title

**Title Reference** CT 5303/51  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 1297702\*  
**Address for Notices** POST OFFICE BOX 567, STIRLING, SA 5152  
**Area** 730m<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

GERTRAUD ELEONORE ADELE UELLEND AHL  
SUSANNE LAWRENCE  
NILS UELLEND AHL  
OF PO BOX 567 STIRLING SA 5152  
WITH NO SURVIVORSHIP

## Description of Land

ALLOTMENT 3 DEPOSITED PLAN 4392  
IN THE AREA NAMED HAHNDORF  
HUNDRED OF KUITPO

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12618688  
**Dealing Date** 18/10/2016  
**Sale Price** \$0  
**Sale Type** NO MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
5817184003	CURRENT	2 PINE AVENUE, HAHNDORF, SA 5245

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

PROPERTY IN A STATE HERITAGE AREA 25/08/1988

## Valuation Record

<b>Valuation Number</b>	5817184003
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2022
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1966
<b>Property Location</b>	2 PINE AVENUE, HAHNDORF, SA 5245
<b>Local Government</b>	MOUNT BARKER
<b>Owner Names</b>	NILS UELLEND AHL SUSANNE LAWRENCE GERTRAUD ELEONORE ADELE UELLEND AHL
<b>Owner Number</b>	1297702*
<b>Address for Notices</b>	POST OFFICE BOX 567, STIRLING, SA 5152
<b>Zone / Subzone</b>	TMS - Township Main Street\\
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	2312 - Restaurant - Licensed
<b>Description</b>	SHOP H
<b>Local Government Description</b>	Commercial - Shop

## Parcels

Plan/Parcel	Title Reference(s)
D4392 ALLOTMENT 2	CT 5303/268
D4392 ALLOTMENT 3	CT 5303/51

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$385,000	\$790,000			
Previous	\$335,000	\$640,000			

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## Building Details

<b>Valuation Number</b>	5817184003
<b>Building Style</b>	Not Available
<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	359 sqm
<b>Number of Main Rooms</b>	Not Available

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