

## Certificate of Title

**Title Reference** CT 5844/781  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 70894601  
**Address for Notices** 18A FARRELL ST GLENELG SOUTH 5045  
**Area** 839M<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

ZEITZ ENTERPRISES PTY. LTD. (ACN: 082 472 991)  
OF 18A FARRELL STREET GLENELG SOUTH SA 5045  
1 / 2 SHARE

CHRISTOPHER JOHN ZEITZ  
KATHRYN MARIE ZEITZ  
OF 18A FARRELL STREET GLENELG SOUTH SA 5045  
1 / 2 SHARE AS JOINT TENANTS

## Description of Land

ALLOTMENT 6 DEPOSITED PLAN 56426  
IN THE AREA NAMED SELICKS BEACH  
HUNDRED OF WILLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 11788103  
**Dealing Date** 04/07/2012  
**Sale Price** \$625,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary               |
|--------------|----------------|---------------------------|
| AGREEMENT    | 8853671        |                           |
| ENCUMBRANCE  | 11788104       | ENCUMBRANCE CO. PTY. LTD. |

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address |
|------------------|---------|---------------------------|
| 1313375705       | CURRENT | 12 SEASCAPE VIEW, SELICKS |

| Valuation Number | Status | Property Location Address |
|------------------|--------|---------------------------|
|                  |        | BEACH, SA 5174            |

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

|                                     |  |
|-------------------------------------|--|
| <b>Valuation Number</b>             | 1313375705   |
| <b>Type</b>                         | Site & Capital Value   |
| <b>Date of Valuation</b>            | 01/01/2021   |
| <b>Status</b>                       | CURRENT  |
| <b>Operative From</b>               | 01/07/2001   |
| <b>Property Location</b>            | 12 SEASCAPE VIEW, SELICKS BEACH, SA 5174                                     |
| <b>Local Government</b>             | ONKAPARINGA  |
| <b>Owner Names</b>                  | ZEITZ ENTERPRISES PTY. LTD.<br>KATHRYN MARIE ZEITZ<br>CHRISTOPHER JOHN ZEITZ |
| <b>Owner Number</b>                 | 70894601   |
| <b>Address for Notices</b>          | 18A FARRELL ST GLENELG SOUTH 5045  |
| <b>Zone / Subzone</b>               | SN - Suburban Neighbourhood\\  |
| <b>Water Available</b>              | Yes  |
| <b>Sewer Available</b>              | No   |
| <b>Land Use</b>                     | 4100 - Vacant Land-Urban   |
| <b>Description</b>                  | L  |
| <b>Local Government Description</b> | Vacant Land  |

## Parcels

| Plan/Parcel        | Title Reference(s) |
|--------------------|--------------------|
| D56426 ALLOTMENT 6 | CT 5844/781        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$680,000  | \$680,000     |                     |                        |               |
| Previous       | \$650,000  | \$650,000     |                     |                        |               |

## Building Details

|                             |               |
|-----------------------------|---------------|
| <b>Valuation Number</b>     | 1313375705    |
| <b>Building Style</b>       | Not Available |
| <b>Year Built</b>           | Not Available |
| <b>Building Condition</b>   | Not Available |
| <b>Wall Construction</b>    | Not Available |
| <b>Roof Construction</b>    | Not Available |
| <b>Equivalent Main Area</b> | Not Available |
| <b>Number of Main Rooms</b> | Not Available |

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