

Certificate of Title

Title Reference CT 5609/306
Status CURRENT
Easement NO
Owner Number 19089084
Address for Notices 47 GEORGE ST FITZROY, VIC 3065
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

KOSTULA BOSCACCI
OF 47 GEORGE STREET FITZROY VIC 3065

Description of Land

ALLOTMENT 170 FILED PLAN 211766
IN THE AREA NAMED GAWLER SOUTH
HUNDRED OF MUDLA WIRRA

Last Sale Details

Dealing Reference TRANSFER (T) 8595754
Dealing Date 03/12/1998
Sale Price \$1,200,000
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

NIL

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	12287759	KENTUCKY FRIED CHICKEN PTY. LTD. (ACN: 000 587 780)

Valuation Numbers

Valuation Number	Status	Property Location Address
4932162059	CURRENT	17-19 ADELAIDE ROAD, GAWLER SOUTH, SA 5118

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4932162059
Type	Site & Capital Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/1992
Property Location	17-19 ADELAIDE ROAD, GAWLER SOUTH, SA 5118
Local Government	GAWLER
Owner Names	KOSTULA BOSCACCI
Owner Number	19089084
Address for Notices	47 GEORGE ST FITZROY, VIC 3065
Zone / Subzone	TMS - Township Main Street\\
Water Available	Yes
Sewer Available	Yes
Land Use	2151 - Chicken
Description	CHICKEN SHP KFC
Local Government Description	Commercial - Shop

Parcels

Plan/Parcel	Title Reference(s)
F211366 ALLOTMENT 580	CT 5609/567
F211766 ALLOTMENT 170	CT 5609/306

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,000,000	\$1,550,000			
Previous	\$910,000	\$1,400,000			

Building Details

Valuation Number	4932162059
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	Not Available
Number of Main Rooms	Not Available

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