

## Certificate of Title

**Title Reference** CT 5833/524  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 18781175  
**Address for Notices** 436 WRIGHT RD MODBURY, SA 5092  
**Area** 21.45HA (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DINH THIEN PETER NGUYEN  
OF 436 WRIGHT ROAD MODBURY SA 5092  
33 / 100 SHARE

OANH THI HOANG NGUYEN  
OF 436 WRIGHT ROAD MODBURY SA 5092  
67 / 100 SHARE

## Description of Land

SECTION 2129  
HUNDRED OF GOYDER  
IN THE AREA NAMED PORT WAKEFIELD

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13489023  
**Dealing Date** 22/03/2021  
**Sale Price** \$130,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
3720045008	CURRENT	Lot 2129 PORT WAKEFIELD HIGHWAY, PORT WAKEFIELD, SA 5550

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 111

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	3720045008
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2020
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1974
<b>Property Location</b>	Lot 2129 PORT WAKEFIELD HIGHWAY, PORT WAKEFIELD, SA 5550
<b>Local Government</b>	WAKEFIELD
<b>Owner Names</b>	DINH THIEN PETER NGUYEN OANH THI HOANG NGUYEN
<b>Owner Number</b>	18781175
<b>Address for Notices</b>	436 WRIGHT RD MODBURY, SA 5092
<b>Zone / Subzone</b>	CON - Conservation\\
<b>Water Available</b>	No
<b>Sewer Available</b>	No
<b>Land Use</b>	9200 - Livestock
<b>Description</b>	L
<b>Local Government Description</b>	Primary Production

## Parcels

Plan/Parcel	Title Reference(s)
H230700 SECTION 2129	CT 5833/524

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$118,000	\$118,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$118,000	\$118,000			

## Building Details

<b>Valuation Number</b>	3720045008
<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*