

Certificate of Title

Title Reference CT 6245/107
Status CURRENT
Easement NO
Owner Number 70583440
Address for Notices 18A FARRELL ST GLENELG SOUTH, SA 5045
Area 199m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

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

Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 42201
IN THE AREA NAMED PORT ADELAIDE
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13410367
Dealing Date 16/11/2020
Sale Price \$572,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
040099514*	CURRENT	Lot 4 WELLINGTON STREET, PORT ADELAIDE, SA 5015

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
07/10/2020 11:24	13385538	BY-LAWS	FILED
07/10/2020 11:24	13385539	SCHEME DESCRIPTION	FILED
07/10/2020 11:24	13385540	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	040099514*
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2021
Property Location	Lot 4 WELLINGTON STREET, PORT ADELAIDE, SA 5015
Local Government	PORT ADELAIDE ENFIELD
Owner Names	ZEITZ ENTERPRISES PTY. LTD.
Owner Number	70583440
Address for Notices	18A FARRELL ST GLENELG SOUTH, SA 5045
Zone / Subzone	E - Employment
Water Available	Yes
Sewer Available	Yes
Land Use	2600 - Office/Warehouse
Description	OFF/WHSE
Local Government Description	Commercial - Other

Parcels

Plan/Parcel	Title Reference(s)
C42201 LOT 4	CT 6245/107

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$147,000	\$580,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$109,000	\$500,000			

Building Details

Valuation Number	040099514*
Building Style	Not Available
Year Built	2020
Building Condition	Very Good
Wall Construction	Concrete & Other
Roof Construction	Steel Decking
Equivalent Main Area	200 sqm
Number of Main Rooms	Not Available

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