

Certificate of Title

Title Reference CT 6104/690
Status CURRENT
Easement NO
Owner Number 70946432
Address for Notices 22 ISLA CCT MAWSON LAKES, SA 5095
Area 68M² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

G FRANCIS SMSF PTY. LTD. (ACN: 166 915 215)
OF 22 ISLA CIRCUIT MAWSON LAKES SA 5095

Description of Land

LOT 12 PRIMARY COMMUNITY PLAN 27585
IN THE AREA NAMED MAWSON LAKES
HUNDRED OF YATALA

PORTIONS OF THE WITHIN LAND MARKED X AND Y ON CP 27585 ARE LIMITED TO
REDUCED LEVELS A.H.D. AS DESCRIBED ON CP 27585

Last Sale Details

Dealing Reference TRANSFER (T) 13605944
Dealing Date 03/09/2021
Sale Price \$295,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	11827007	URBAN RENEWAL AUTHORITY

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4450011856	CURRENT	11A METRO PARADE, MAWSON LAKES, SA 5095

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
21/11/2012 11:51	11851878	BY-LAWS	FILED
21/11/2012 11:51	11851879	SCHEME DESCRIPTION	FILED
21/11/2012 11:51	11851880	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4450011856
Type	Site & Capital Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/2013
Property Location	11A METRO PARADE, MAWSON LAKES, SA 5095
Local Government	SALISBURY
Owner Names	G FRANCIS SMSF PTY. LTD.
Owner Number	70946432
Address for Notices	22 ISLA CCT MAWSON LAKES, SA 5095
Zone / Subzone	UN - Urban Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	2500 - Office (Buildings)
Description	SHOP
Local Government Description	Commercial - Office

Parcels

Plan/Parcel	Title Reference(s)
C27585 LOT 12	CT 6104/690

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$128,000	\$210,000			
Previous	\$128,000	\$215,000			

Building Details

Valuation Number	4450011856
Building Style	Not Available
Year Built	2013
Building Condition	Very Good
Wall Construction	Concrete & Other
Roof Construction	Not Available
Equivalent Main Area	63 sqm
Number of Main Rooms	Not Available

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