

WESTERN



AUSTRALIA

REGISTER NUMBER	
2/SP49999	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
3	27/1/2010

VOLUME  
2629FOLIO  
995

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 2 ON STRATA PLAN 49999  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

NAVRUD PTY LTD OF UNIT 23 328 ALBANY HIGHWAY VICTORIA PARK WA 6100  
(T P200386 ) REGISTERED 30/6/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE STRATA PLAN 49999 CREATED ON DEPOSITED PLAN 41197.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP49999  
PREVIOUS TITLE: 2629-993  
PROPERTY STREET ADDRESS: 68A BURT ST, NORTH PERTH.  
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
N650832



32a talbot avenue como wa 6152  
ps box 8128 angelo street south perth 6151  
telephone 9450 5800  
fax 9450 5800  
e-mail huntsettlements@bigpond.com  
web huntsettlements.com

hunt settlements

22 August 2022

Our ref: 11836 LH

**STATEMENT**

**TRANSFER OF 68A BURT STREET, NORTH PERTH  
NAVRUD PTY LTD**

	Debit	Credit
Transfer Duty on the Contract (Nominal)	20.00	
Preparation of Change of Name of Trustees, Transfer of Land Document - Lodgement with Office of State Revenue Registration with Landgate	550.00	
PEXA Fee	123.97	
Privacy & Compliance Fee	44.00	
VOI Fee	44.00	
Landgate Title Document Search Fee	93.06	
Company Search x 2	46.10	
Registration of the Transfer	181.30	
Balance due by you prior to settlement		1,102.43
E & O E	\$1,102.43	\$1,102.43

**OUR ACCOUNT DETAILS:**

**BANK:** COMMONWEALTH BANK  
**BSB:** 066124  
**A/C:** 10268445  
**NAME:** HUNT SETTLEMENTS TRUST ACCOUNT  
**REF:** 11836

N 282325337578



Super Fund



07 August 2023

NAVRUD PTY LTD  
C/- 2/66 Burt Street  
NORTH PERTH WA 6006

Dear Louise

Re: **2/66 Burt Street, North Perth**

Thank you for the opportunity to provide you with a market appraisal for the above property.

In arriving at my estimate of value, we have based our opinion on the following information:

1. Reviewing the property features and the benefits to potential buyers.
2. Using sales evidence from my own sales and leasing information and that of the Valuer Generals Office to compare the property with comparable properties in the area which have recently been sold.
3. Using local knowledge to compare the property with similar properties in the area, which are currently for sale.

We have made a thorough inspection of the property and taken into consideration the location within the suburbs.

Therefore, taking into consideration all of the above together with current market conditions, we appraise the property from \$825,000 - \$850,000. Taken as 837 500

We hope the above information will be useful in determining your future plans and encourage you to contact us if we can be of further assistance.

Kind regards  
**PARAGON PROPERTY**

*Nik Zounis*

**PRINCIPAL**  
E: [nik@paragonproperty.com.au](mailto:nik@paragonproperty.com.au)  
M: 0418 913 456

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Licensed Real Estate Agents, Residential Sales, Commercial Sales, Property Management, Commercial Leasing  
Licensee: Central Paragon Property Pty Ltd ABN 57 159 274 889 trading as Central Paragon Property

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427 Fitzgerald Street, North Perth WA 6006  
Tel: 08 9227 6666 Fax: 08 9328 1007  
www.paragonproperty.com.au



5<sup>th</sup> August 2023

Louis Van Duren  
165 Oyston Road,  
Bakers Hill, WA 6562

*This property  
is rented out  
to external  
party.*

Dear Louise,

**RE: 2/66 Burt Street North Perth WA 6066**

Thank you for the opportunity to appraise the above property for rent.

We have done research to ascertain what rental amount you could achieve in the current rental market. It is our opinion that the property would lease in the vicinity of \$650 per week.

We have arrived at this figure by taking into consideration the features of the property and comparing this with other similar properties available for rent and others that have recently leased.

If you need any further information on the rental amount quoted, please feel free to contact the undersigned.



*Ben Bradley*

**Business Development Manager**



**paragon**



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427 Fitzgerald Street, North Perth, WA 6006

