

## Certificate of Title

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>Title Reference</b>     | CT 5349/385                         |
| <b>Status</b>              | CURRENT                             |
| <b>Easement</b>            | NO                                  |
| <b>Owner Number</b>        | 01209535                            |
| <b>Address for Notices</b> | POST OFFICE BOX 224, CLARE, SA 5453 |
| <b>Area</b>                | 2900m <sup>2</sup> (APPROXIMATE)    |

## Estate Type

Fee Simple

## Registered Proprietor

DAVID SYDNEY FISHER  
OF UNIT 4 44 ORLANDO AVENUE HAMPSTEAD GARDENS SA 5086

## Description of Land

ALLOTMENT 92 FILED PLAN 130784  
IN THE AREA NAMED ELIZABETH SOUTH  
HUNDRED OF MUNNO PARA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary                    |
|--------------|----------------|--------------------------------|
| ENCUMBRANCE  | 2164518        | SOUTH AUSTRALIAN HOUSING TRUST |
| MORTGAGE     | 9539780        | COMMONWEALTH BANK OF AUSTRALIA |

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address                |
|------------------|---------|--|
| 3231884003       | CURRENT | 4 WILEY STREET, ELIZABETH SOUTH, SA 5112 |

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

**Valuation Number** 3231884003  
**Type** Site & Capital Value  
**Date of Valuation** 01/01/2023  
**Status** CURRENT  
**Operative From** 01/07/1971  
**Property Location** 4 WILEY STREET, ELIZABETH SOUTH, SA 5112  
**Local Government** PLAYFORD  
**Owner Names** DAVID SYDNEY FISHER  
**Owner Number** 01209535  
**Address for Notices** POST OFFICE BOX 224, CLARE, SA 5453  
**Zone / Subzone** E - Employment  
**Water Available** Yes  
**Sewer Available** Yes  
**Land Use** 2910 - Motor Vehicle Repair Services  
**Description** IR W/S  
**Local Government Description** Industry - Light

## Parcels

| Plan/Parcel          | Title Reference(s) |
|----------------------|--------------------|
| F130784 ALLOTMENT 92 | CT 5349/385        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$305,000  | \$355,000     |                     |                        |               |
| Previous       | \$174,000  | \$250,000     |                     |                        |               |

## Occupants

| Occupant Id | Property Id  | Occupant Name | Land Use                             | Local Government Description | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|-------------|--------------|---------------|--------------------------------------|------------------------------|------------|---------------|---------------------|------------------------|---------------|
| 10          | ENGINE ERING | ENGINE ERING  | 2910 - Motor Vehicle Repair Services | Industry - Light             | \$305,000  | \$355,000     |                     |                        |               |

## Building Details

|                             |               |
|-----------------------------|---------------|
| <b>Valuation Number</b>     | 3231884003    |
| <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*