

Certificate of Title

Title Reference CT 5523/289
Status CURRENT
Easement NO
Owner Number 17596963
Address for Notices 42 BROADWAY, GLENELG SOUTH, SA 5045
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

CATHERINE JANE NICHOLSON
OF 42 BROADWAY GLENELG SOUTH SA 5045
1 / 2 SHARE

KAYLENE MARGARET TOMASELLI
OF 10 SENECA COURT ATHELSTONE SA 5076
1 / 2 SHARE

Description of Land

ALLOTMENT 80 DEPOSITED PLAN 2157
IN THE AREA NAMED ST MORRIS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 12829995
Dealing Date 20/11/2017
Sale Price \$0
Sale Type PURSUANT TO A WILL

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1900270000	CURRENT	23 GREEN STREET, ST MORRIS, SA 5068

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1900270000
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1966
Property Location	23 GREEN STREET, ST MORRIS, SA 5068
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	KAYLENE MARGARET TOMASELLI CATHERINE JANE NICHOLSON
Owner Number	17596963
Address for Notices	42 BROADWAY, GLENELG SOUTH, SA 5045
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5H DI/G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D2157 ALLOTMENT 80	CT 5523/289

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$830,000	\$1,025,000			
Previous	\$790,000	\$990,000			

Building Details

Valuation Number	1900270000
Building Style	Bungalow
Year Built	1929
Building Condition	Basic
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	132 sqm
Number of Main Rooms	5

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