

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 10/06/2024 10:29 PM

Volume 9998 Folio 998

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08542 Folio 170

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/07/2004 10:56:27 AM

**RECORD OF HISTORICAL DEALINGS**

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|------------------------------|---------------------------|---------|--------|--------------------------|
|------------------------------|---------------------------|---------|--------|--------------------------|

**RECORD OF VOTS DEALINGS**

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged |
|------------------------------|---------------------------|---------|--------|
|------------------------------|---------------------------|---------|--------|

|            |            |           |   |
|------------|------------|-----------|---|
| 18/03/2004 | 24/03/2004 | AC744127L | Y |
|------------|------------|-----------|---|

**TRANSFER OF LAND BY ENDORSEMENT**

FROM:

LEONARD BRYSON-HAYNES

ALIYAH KATHERINE BRYSON-HAYNES

TO:

GREGORY CHARLES PETHERICK

SIMONE LEE DIMTSAS-RITCHIE

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

GREGORY CHARLES PETHERICK

SIMONE LEE DIMTSAS-RITCHIE both of 257 YARRA ROAD WONGA PARK VIC

3115

AC744127L 18/03/2004

|            |            |           |   |
|------------|------------|-----------|---|
| 18/03/2004 | 24/03/2004 | AC744128J | Y |
|------------|------------|-----------|---|

**MORTGAGE OF LAND**

MORTGAGE AC744128J 18/03/2004

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

|            |            |           |   |
|------------|------------|-----------|---|
| 08/02/2011 | 08/02/2011 | AH770783H | Y |
|------------|------------|-----------|---|

**CAVEAT**

CAVEAT AH770783H 08/02/2011

Caveator

JASON SCOTT PLEHN

Capacity PURCHASER/FEE SIMPLE

Lodged by

MOUNT ALEXANDER CONVEYANCING SERVICES

Notices to

MOUNT ALEXANDER CONVEYANCING SERVICES of 80 CEMETERY ROAD ELPHINSTONE VIC

3448

|            |            |           |   |
|------------|------------|-----------|---|
| 22/03/2011 | 22/03/2011 | AH851190M | Y |
|------------|------------|-----------|---|

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AC744128J

22/03/2011            22/03/2011            AH851191K            Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:  
GREGORY CHARLES PETHERICK  
SIMONE LEE DIMTSAS-RITCHIE  
TO:  
JASON SCOTT PLEHN

RESULTING PROPRIETORSHIP:

Estate Fee Simple  
Sole Proprietor

JASON SCOTT PLEHN of 1 JUMPING CREEK ROAD WONGA PARK VIC 3115  
AH851191K 22/03/2011  
AND LAPSING OF CAVEAT AH770783H

22/03/2011            22/03/2011            AH851192H            Y

MORTGAGE OF LAND

MORTGAGE AH851192H 22/03/2011  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

28/03/2014            28/03/2014            AK992747W            Y

MORTGAGE OF LAND

MORTGAGE AK992747W 28/03/2014  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

05/08/2015            05/08/2015            AM083038F            Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AK992747W

14/09/2016            14/09/2016            AN101750H            Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AH851192H

14/09/2016            14/09/2016            AN101753B            Y

MORTGAGE AND CHANGE OF REGISTERED PROPRIETOR NAME

MORTGAGE AN101753B 14/09/2016  
COMMONWEALTH BANK OF AUSTRALIA  
PROPRIETORSHIP  
Estate Fee Simple  
Sole Proprietor  
JASON SCOTT PLEHN of 1 JUMPING CREEK ROAD WONGA PARK VIC 3115  
AH851191K 22/03/2011

26/02/2019            26/02/2019            AR961927J            N

RECTIFICATION FOLIO FREE TEXT

20/10/2020            20/10/2020            AT707050H (E)            N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AN101753B

20/10/2020            20/10/2020            AT707051F (E)            N

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

MORTGAGE OF LAND

MORTGAGE AT707051F 20/10/2020  
AFSH NOMINEES PTY LTD

29/06/2021            29/06/2021            AU513127U (E)            N

CAVEAT

CAVEAT AU513127U 29/06/2021  
Caveator  
FARZEEN ANWAR  
MATTHEW THOMAS HARRIGAN  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
22/06/2021  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
CONFIDENT CONVEYANCING  
Notices to  
CONFIDENT CONVEYANCING of 150 VICTORIA STREET SEDDON VIC 3011

22/10/2021            22/10/2021            AU940407E (E)            N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT

ELF Id: 242013136  
Removed by Dealing AU941897C

22/10/2021            22/10/2021            AU941897C (E)            N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AT707051F

22/10/2021            22/10/2021            AU941898A (E)            N

TRANSFER OF LAND BY ENDORSEMENT AND REMOVAL OF CAVEAT AU513127U

FROM:  
JASON SCOTT PLEHN  
TO:  
RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Joint Proprietors  
MATTHEW THOMAS HARRIGAN  
FARZEEN ANWAR both of 1 JUMPING CREEK ROAD WONGA PARK VIC 3115  
AU941898A 22/10/2021

22/10/2021            22/10/2021            AU941899X (E)            N

MORTGAGE OF LAND

MORTGAGE AU941899X 22/10/2021  
COMMONWEALTH BANK OF AUSTRALIA

STATEMENT END

**VOTS Snapshot**

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 838949T.  
Being the land appropriated or set apart for easements of way drainage and sewerage and part of Lot 1 on Plan of Subdivision No.134134.  
PARENT TITLE Volume 08542 Folio 170  
Created by instrument P898404S 12/07/1990

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
LEONARD BRYSON-HAYNES  
ALIYAH KATHERINE BRYSON-HAYNES both of 1 JUMPING CREEK ROAD, WONGA PARK  
3115  
X525044S 08/06/2001

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE DIAGRAM ON IMAGED FOLIO VOLUME 9998 FOLIO 998 FOR FURTHER DETAILS AND BOUNDARIES

---

**Paper Title Images**

9998/998 - Version 2, Date 16/06/2001

P 898404S (1<sup>st</sup> CERT.)

**ORIGINAL**

**NOT TO BE TAKEN FROM THE OFFICE  
OF TITLES**



REGISTER BOOK

VOL. 9998 FOL. 998

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.  
VOL.

HENRY POWELL BOX OF 1 JUMPING CREEK ROAD WONGA PARK IS THE PROPRIETOR OF AN ESTATE IN FEE SIMPLE SUBJECT TO THE ENCUMBRANCES NOTIFIED HEREUNDER IN ALL THAT PIECE OF LAND IN THE PARISH OF WARRANDYTE BEING THE LAND APPROPRIATED OR SET APART FOR EASEMENTS OF WAY DRAINAGE AND SEWERAGE AND PART OF LOT ONE ON PLAN OF - - - - - SUBDIVISION NO.134134 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON BEING LIMITED TO SO MUCH AS LIES ABOVE THE DEPTH OF 15.24 METRES BELOW THE SURFACE - - - - -

DATE 12/7/90

DERIVED FROM VOL.8542 FOL.170 P898404S

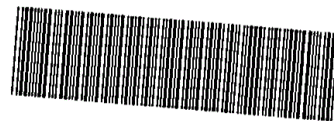
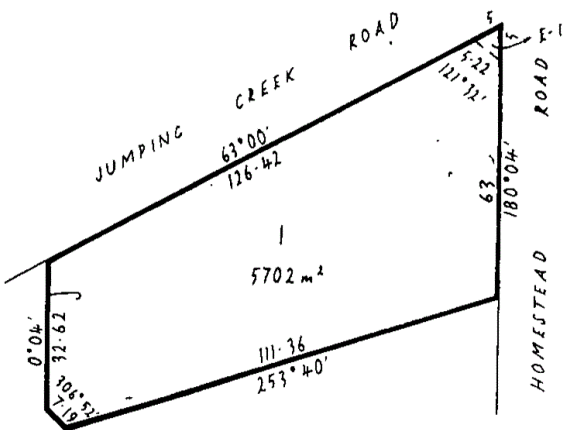
*A. J. Collins*

Assistant Registrar of Titles



### ENCUMBRANCES REFERRED TO

AS TO THE LAND SHOWN MARKED E-1  
THE EASEMENTS (if any) EXISTING OVER THE  
SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER  
OF LAND ACT



T09998-998-1-6

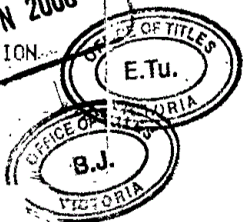
JOINT PROPRIETORS  
CATHERINE HELEN MAGNER &  
BERNARD THOMAS MAGNER  
20 LINCOLN RD. CROYDON 3136

V126423F 03/12/97



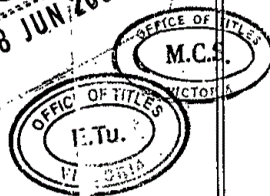
DISCHARGED  
W53679N  
MORTGAGE 9 JAN 2000  
WESTPAC BANKING CORPORATION

V126424C 03/12/97



MORTGAGE  
TRAHS MORTGAGE CORPORATION LIMITED  
DISCHARGED  
X525044S  
- 8 JUN 2001

W536792K 19/01/00



JOINT PROPRIETORS  
LEONARD BRYSON-HAYNES &  
ALIYAH KATHERINE BRYSON-HAYNES  
1 JUMPING CREEK RD. WONGA PARK 3115

X525044S 08/06/01

