**Summary of Title History of Lot 51 on Plan of Subdivision 4315**

Lot 51 PS 4315 (bounded on two sides by Launders Avenue and Old Yarra Road) and being part of the land in Certificate of Title Volume 2734 Folio 735

The **Mutual Assurance Society of Victoria Limited** owned much of the land in Wonga Park in 1897 and drew up a plan of subdivision which was not approved until 1902 but, as was allowed in those days, sold lots on terms contracts before the plan was approved by the Titles Office. This Plan of Subdivision was registered as Plan of Subdivision No. 4315 and was the land in Certificate of Title Volume 2734 Folio 735

30/1/1913 Transfer No. 705841 by the Mutual Assurance Society of Victoria Limited of Collins Street Melbourne to **George Arthur Allen** of Wonga Park Croydon Labourer, area 43 acres and 35 perches, new Certificate of Title Volume 3666 Folio 123.

It appears that George Arthur Frederick Allen (born c. 1885) was a son of John William Allen an original 8 Hours Pioneer Settler who was allocated Crown Allotment 9P (now part of Kellybrook in Dudley Road)

20/6/1914 Transfer as to part of the land No. 751514 from George Arthur Allen to **Frederick Charles Renton**, area 12 acres 3 roods & 2 perches (north part of land with frontages to both Old Yarra Road and Launders Avenue but excluding the Cricket Club land). New Certificate of Title Volume 3811 Folio 013.

3/12/1920 Transfer as to part of the land from George Arthur Allen to **Alfred Fitton**, **William Fitton** and **Henry Fitton** as joint proprietors, area 26 acres 2 roods & 16 perches. New Certificate of Title Volume 4399 Folio 601.

Plan attached to C/T V. 3666 F. 123 showing land in Title and transfers out

2/9/1964 Transfer as to the balance of the land No. C23731 from George Athur Allen to (the trustees of the Cricket Club). New Certificate of Title Volume 85(3 or 8)2 Folio 766.

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20/6/1914 **Certificate of Title Volume 3811 Folio 013**, area 12 acres 3 roods and 2 perches, being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued **to Frederick Charles Renton** of 23 Cecil Street Williamstown South Civil Servant

20/6/1914 Mortgage No. 336497 from Frederick Charles Renton to Agnes Ann Porter, discharged 13/7/1917.

12/3/1919 Transfer from Frederick Charles Renton to **Norman Gilbert** of Wellington Street Collingwood Wool Spinner.

Plan on Certificate of Title Volume 3811 Folio 013

15/11/1920 Transfer No. 973401 from Norman Gilbert to **Christina Gilbert** of 8 Wellington Street Collingwood Married Woman.

29/4/1938 Transfer No. 1688231from Christina Gilbert to **Norman Gilbert**, **Frank Gilbert** and **Lily Kellett**. New Certificate of Title Volume 6205 Folio 802.

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29/4/1938 **Certificate of Title Volume 6205 Folio 013**, area 12 acres 3 roods and 2 perches, being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued **to Norman Gilbert** of 11 Butlers Street Regent Textile Worker (half share), **Frank Gilbert** of 172 Beavers Road Northcote Chief Petty Officer (quarter share) and **Lily Kellett** of 30 Gordon Grove Northcote Married Woman (quarter share).

7/3/1944 Transfer No. 1909662 from Norman Gilbert, Frank Gilbert and Lily Kellett to **Alan Bartlett Bickford** of Yarra Road Wonga Park Confectioner.

16/5/1972 Transmission Application No Alan Bartlett Bickford died on 23rd December 1971. Probate of his Will has been granted to **Alan Gilbert Bickford** of Yarra Road Foreman.

18/1/1973 Mortgage No. E662733 to The Commissioners of the State Bank of Victoria, discharged 16/5/1977.

30/1/1976 Transfer as to part of the land No. G17308, area 4.167 (or 4.767) ha. New Certificate of Title Volume 9132 Folio 502, presumably to the **Shire of Lillydale** for the Community Cottage and Sports Reserve.

18/4/1984 Alan Gilbert Bickford died on 29th November 1983. Probate of his Will has been granted to **Steane Alan Bickford** of 18 Todd Court Croydon Plumber K851334.

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3/12/1920 **Certificate of Title Volume 4399 Folio 601**, area 26 acres 2 roods and 16 perches, being part of Lot 51 on Plan of Subdivision No. 4315and being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued **to Alfred Fitton, William Fitton and Henry Fitton** all of Wonga Park Croydon Farmers.

28/7/1925 Transfer as to part No. 1226076 from Alfred Fitton, William Fitton and Henry Fitton to **William Fitton**, area 9 acres. New Certificate of Title Volume 5022 Folio 237.

Plan of land in Certificate of Title Volume 4399 Folio 604

28/7//1925 Transfer as to balance No. 1226077 from Alfred Fitton, William Fitton and Henry Fitton to **Alfred Fitton and Henry Fitton**, area 17 acres 2 roods & 16 perches. New Certificate of Title Volume 5022 Folio 238.

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28/17/1925 **Certificate of Title Volume 5022 Folio 237**, area 9 acres, being part of Lot 51 on Plan of Subdivision No. 4315and being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued to **William Fitton** of Wonga Park Croydon Orchardist.

Plan of land in Certificate of Title Volume 5022 Folio 237

6/7/1944 Transfer No. 1920359 from William Fitton

to **Wilfred Arthur Chivell** of Wonga Park (orchardist is – deleted 24/7/1944) a Member of the Australian Military Forces.

13/7/1944 King’s Caveat No. 113657 lodged 13th July 1944 – King’s Caveat withdrawn.

26/4/1960 The abovenamed Wilfred Arthur Chivell who held the within described land as Executor of the Will of Lois Chivell deceased died on the 7th February1958. Probate of the Will of the said Wilfred Arthur Chivell has been granted to **Stanley Chivell** of Central Avenue Croydon Timber Worker A952189.

6/6/1968 Transfer No. D98464 from Stanley Chivell to **Beryl Joy Aird** of “Coolibah” Yarra Road Wonga Park Secretary.

15/4/1970 Transfer No. D688358 from Beryl Joy Aird to **Albert James Aird** of “Coolibah” Yarra Road Wonga Park Accountant.

8/10/1975 Certificate of Title Volume 5022 Folio 237 cancelled Plan of Subdivision No. 115721. Lot 1 now in Volume 9106 Folio 994 and Lot 2 in Volume 9106 Folio 995.

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28/7/1925 **Certificate of Title Volume 5022 Folio 238**, area 17 acres 2 roods and 16 perches, being part of Lot 51 on Plan of Subdivision No. 4315 and being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued to Alfred Fitton and Henry Fitton both of Wonga Park Orchardists as tenants in common in equal shares.

28/3/1928 Red Ink No. 2904729: Alfred Fitton died on 3rd August 1927. Probate of his Will has been granted to William Fitton of Wonga Park Telephone Mechanic 2904279.

Plan of land in Certificate of Title Volume 5022 Folio 238

28/3/1928 Transfer No. 1359702 as to the interest of William Fitton (presumably as executor of the Will of Alfred Fitton) to **William Fitton**. New Certificate of Title Volume 5396 Folio 175.

 23/8/1934 Transfer as to part of the land No. 1556620 from William Fitton and Henry Fitton to **William Fitton** of Main Road Belgrave Telephone Mechanic, area 4 acres 1 rood & 23 perches. New Certificate of Title Volume 5915 Folio 949.

28/8/1934 Transfer as to balance of land No. 1556621 from William Fitton and Henry Fitton to **Henry Fitton**. New Certificate of Title Volume 5915 Folio 950.

Plan of land attached to Certificate of Title Volume 5022 Folio 238 showing details of transfers as to part and balance.

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23/8/1934 **Certificate of Title Volume 5915 Folio 949,** area 4 acres 1 rood and 23 perches being part of Lot 51 on Plan of Subdivision No. 4315 and being part of Crown Allotment 11A Parish of Warrandyte County of Evelyn issued to **William Fitton** of Main Road Belgrave Telephone Mechanic.

6/7/1944 Transfer No. 1920359 from William Fitton to **Wilfred Arthur Chivell** of Wonga Park (orchardist is – deleted 24/7/1944) a Member of the Australian Military Forces.

13/7/1944 King’s Caveat No. 113657 lodged 13th July 1944 – King’s Caveat withdrawn.

Plan of land in Certificate of Title Volume 5915 Folio 949

26/4/1960 Transmission Application No. A952189: The abovenamed Wilfred Arthur Chivell who held the within described land as Executor of the Will of Lois Chivell deceased died on the 7th February1958. Probate of the Will of the said Wilfred Arthur Chivell has been granted to **Stanley Chivell** of Central Avenue Croydon Timber Worker.

6/6/1968 Transfer No. D98464 from Stanley Chivell to **Beryl Joy Aird of** “Coolibah” Yarra Road Wonga Park Secretary.

15/4/1970 Transfer No. D688358 from Beryl Joy Aird to **Albert James Aird** of “Coolibah” Yarra Road Wonga Park Accountant.

1981-1984 Multiple transfers as to part of the land as part of Albert Aird’s staged subdivision. Plan of Subdivision Nos. 131486, 141506, 141507, 143026, 143536, 143537, 143538, 143539 & 141508

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23/8/1934 **Certificate of Title Volume 5915 Folio 950**, area 13 acres and 33 perches being part of Lot 51 on Plan of Subdivision No. 4315 and being part of Crown Allotment 11A Parish of  Warrandyte County of Evelyn issued to **Henry Fitton** of Surrey Road Blackburn Telephone Mechanic.

13/5/1939 Transfer No. 1730484 by Henry Fitton to **Dorothy May Dawe** of “Lostwithiel” Yarra Road Croydon Married Woman.

Plan of land in Certificate of title Volume 5915 Folio 950

9/3/1950 Transfer No. 2286320 from Dorothy May Heward to **Ruby Adelaide Macpherson** of 5 Campbell Street Sandringham Widow.

7/11/1960 Caveat No. 139530 lodged, lapsed 1/4/1965.

24/3/1965 Ruby Adelaide Macpherson died on 15th February 1961. Probate of her Will has been granted to Constance Mary Macpherson of Flat 8 17 Queens Road Melbourne Spinster and Bernard Gore Brett and Alexander Allen Stewart both of 120 William Street Melbourne Solicitors C177475

24/3/1965 Transfer No. C177476 to **Alexei De Podolinsky** of “Coola Jersey Stud” Powelltown Farmer.

24/3/1965 Transfer No. C177477 by Alexei De Podolinsky to **Alan Gordon Bartley** Farmer and **Edna Charlotte Murrell** Married Woman both of “Coolibah” Wonga Park.

24/3/1965 Transfer No. C177478 by Alan Gordon Bartley and Edna Charlotte Murrell to **Albert James Aird** of Wonga Road Ringwood Accountant.

1981-1984 Multiple transfers as to part of the land as part of Albert Aird’s staged subdivision. Plan of Subdivision Nos. 131486, 141506, 141507, 143026, 143537, 143538, 143539 & 141508