**Title History of Lot 67 Plan of Subdivision No. 4315**

A map of land with many roads

Description automatically generatedLot 67 on Plan of Subdivision No. 4315 being part of the land in Certificate of Title Volume 2734 Folio 735, area 25 acres 3 roods and 30 perches situate at the north-east corner of Yarra and Homestead Roads Wonga Park.

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 Lot 67 was on but 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.

A Street Map in which the land in Lot 67 Plan of Subdivision No. 4315 is shown with Street Numbers in both Yarra and Homestead Roads.

**Lot 67 on Plan of Subdivision No. 4315 Certificate of Title Volume 3304 Folio 741**

A red triangle with black text

Description automatically generated10/11/1908 Transfer No. 583168 from The Mutual Assurance Society of Victoria Limited to **Herbert James Webb** of Wonga Park Croydon Clerk, area 25 acres 3 roods and 30 perches, of Lot 67 on Plan of Subdivision No.4315 and being part of Crown Allotments 11A and 11B and part of a former Government Road (formerly part of Yarra Road before its realignment C. 1898) Parish of Warrandyte County of Evelyn, new Certificate of Title Volume 3304 Folio 741.

19/2/1909 Mortgage No. 269290 to Charles Royle, discharged 27/10/1910.

27/10/1910 Mortgage No. 287721 to John Thomas Sidney Lloyd, discharged 13/11/1911.

Plan of the land in Certificate of Title Volume 3304 Folio 741 being Lot 67 on Plan of Subdivision No. 4315

13/11/1911 Transfer No. 667430 from Herbert James Webb to **William Hunter** of Wearing Street Footscray Manager.

Certificate of Title Cancelled see Certificates of Title Volume 3607 Folio 325 and Volume 3607 Folio 326

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**Certificate of Title Volume 3607 Folio 325**

A red rectangular object with numbers

Description automatically generated18/6/1912 Certificate of Title Volume 3607 Folio 325, area 10 acres, being part of Lot 67 Plan of Subdivision No. 4315 and part of a Government Road issued to **William Hunter** of Wearing Street Footscray Manager.

20/2/1913 Mortgage No. 316507 to David Robinson, discharged 9/2/1914.

11/2/1914 Transfer No. 737481 from William Hunter to **James Edward Hooper** Yarra Road Croydon Farmer.

Plan of the land in Certificate of Title Volume 3607 Folio 325

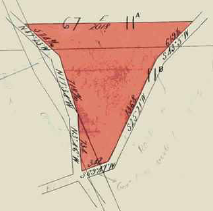
3/9/1937 Transfer as to part No. 1660744 from James Edward Hooper to **The President Councillors and Ratepayers of the Shire of Lillydale**, new Certificate of Title Volume 6141 Folio 040 (a triangular piece of land abutting Yarra Road presumably to straighten a bend in the road see plan attached to Certificate of Title Volume 3607 Folio 326).

28/5/1940 Transfer as to balance No. 1773825 to (James Edward Hooper’s widow) Florence Maud Isabel Hooper, new Certificate of Title Volume 6399 Folio 735.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 3607 Folio 326**

A diagram of a triangle

Description automatically generated18/6/1912 Certificate of Title Volume 3607 Folio 326, area 15 acres 3 roods and 30 perches, being part of Lot 67 on Plan of Subdivision No. 4315 issued to **William Hunter** of Wearing Street Footscray Manager.

Plan attached to Certificate of Title Volume 3607 Folio 326 showing lands transferred out

Plan of the land in Certificate of Title Volume 3607 Folio 326

11/2/1914 Transfer No. 737481 from William Hunter to **James Edward Hooper** of Yarra Road Croydon Carrier.

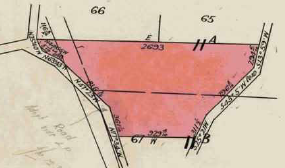
28/5/1940 Transfer as to part No. 1773824 to (his son) David John Hooper, new Certificate of Title Volume 6399 Folio 734.

28/5/1940 Transfer as to balance No. 1773825 to (his widow) Florence Maud Isabel Hooper, new Certificate of Title Volume 6399 Folio 735.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 6399 Folio 735**

A diagram of a funnel

Description automatically generated28/5/1940 Certificate of Title Volume 6399 Folio 735, area 20 acres (being the balance of the land in Certificate of Title Volume 3607 Folio 735 plus the balance of the land in Certificate of Title Volume 3607 Folio 736) and being part of Lot 67 Plan of Subdivision No. 4315 issued to **Florence Maud Isabel Hooper** of Yarra Road Croydon Married Woman.

Plan of land in Certificate of Title Volume 6399 Folio 735

15/1/1947 Transfer as to part No. 2051119 from Florence Maud Isabel Hooper to (her son) Roy Hooper, new Certificate of Title Volume 6962 Folio 286.

Plan attached to Certificate of Title Volume 6399 Folio 735 showing lands transferred out

12/11/1952 Transfer as to balance No. 2528151 from Florence Maud Isabel Hooper to William Malcolm Robb, new Certificate of Title Volume 7814 Folio 179.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 6962 Folio 286**

A green square with black text

Description automatically generatedA red triangle with black text

Description automatically generated15/1/1947 Certificate of Title Volume 6962 Folio 286, area 10 acres, being part of Lot 67 on Plan of Subdivision issued to **Roy Hooper** of Yarra Road Orchardist (after transfer No. 2051119 from his mother Florence Maud Isabel Hooper).

Plan attached to Certificate of Title Volume 6399 Folio 735 showing lands transferred out

Plan of land in Certificate of Title Volume 6962 Folio 286

8/1/1958? Mortgage to the Commercial Banking Company of Sydney Limited, discharged as to part being the land in Transfer No. C401902 13/1/1966, discharged 12/9/1975.

13/1/1966 Transfer as to part No. C401902, new Certificate of Title Volume 8638 Folio 092. (This would appear to be 0.9 perches of land in Homestead Road, presumably for road realignment.)

12/9/1975 Transmission Application No. F851861. Roy Hooper died on 23rd November 1972. Probate of his Will has been granted to **Jean Margaret Hooper**.

12/9/1975 Transfer as to balance No. F851862, new Certificate of Title Volume 9112 Folio 213.

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**Certificate of Title Volume 9112 Folio 213 Street Address: 368 Yarra Road Wonga Park**

A close-up of a diagram

Description automatically generated12/9/1975 Certificate of Title Volume 9112 Folio 213, area 4.045 hectares, being part of Lot 67 Plan of Subdivision No. 4315 issued to **Jean Margaret Hooper** of Homestead Road Wonga Park.

28/9/2007 Transfer No. AF369889V from Jean Margaret Hooper to **Robert William Love** and **Donna Louise Love** both of 5-7 Harris Road Donvale Vic 3111.

9/10/2008 Caveat No. AG130098E by Leanne Gaye Metcalfe as purchaser lodged.

12/3/2009 Transfer No. AG397653K from Robert William Love and Donna Louise Love to **Leanne Gaye Metcalfe** of 9 Homestead Road Wonga Park.

Plan of land in Certificate of Title Volume 9112 Folio 213

12/3/2009 Mortgage No. AG397654H to National Australia Bank Ltd.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 7814 Folio 179**

A close-up of a check

Description automatically generated12/11/1952 Certificate of Title Volume 7814 Folio 179, area 10 acres being part of Lot 67 Plan A calendar with numbers and numbers

Description automatically generatedof Subdivision No. 4315 (after transfer from Florence Maud Isabel Hooper) issued to **William Malcolm Robb** of Yarra Road Croydon School Teacher.

Plan of land in Certificate of Title Volume 7814 Folio 179

12/11/1952 Mortgage No. 1037674 to Florence Maud Isabel Hooper, discharged 18/11/1959?

Plan attached to Certificate of Title Volume 7814 Folio 179 showing land transferred out

13/5/1966 Transfer as to

part No. C487827, new Certificate of Title Volume 8634 Folio 098. (This would appear to be a small strip of land along Homestead Road presumably for road realignment.)

11/8/1977 Transfer as to balance No. G743537, new Certificate of Title Volume 9227 Folio 932.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 9227 Folio 932**

A white paper with black text

Description automatically generated11/8/1977 Certificate of Title Volume 9227 Folio 932, area 4.006 hectares, being part of Lot 67 Plan of Subdivision No. 4315 issued to **Harold James Faull** Manager and **Ida Faull** Married Woman both of 14 Yarra Road Croydon.

Plan of land in Certificate of Title Volume 9227 Folio 932

26/4/1983 Certificate of Title Cancelled. The following Titles have been issued Pursuant to Regulation 12 of the Transfer of Land Act: Lots One to 2 in Vol. 9509 Fol. 834 to Vol. 9509 Fol. 835 LP 142449.

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**Certificate of Title Volume 9509 Folio 834 Street Address: 372 Yarra Road Wonga Park**

26/4/1983 Certificate of Title Volume 9509 Folio 834, area 5104m2, being Lot 1 on Plan of Subdivision No. 142449 issued to **Harold James Paull** Manager and **Ida Paull** Married Woman A black and white rectangular object with numbers

Description automatically generatedboth of 14 Yarra Road Croydon.

Plan of land in Certificate of Title Volume 9509 Folio 834 where the land in the Title is Marked “1”

8/11/1985 Transfer No. L982433K from Harold James Paull and Ida Paull to **Roger Leslie Gibbs** and **Judi Carole Gibbs** of 1 Valley Ho Chirnside Park.

20/3/1986 Transfer No. M190867C from Roger Leslie Gibbs and Judi Carole Gibbs to **Keith Laurence Kelcey** & **Dianne Margaret Kelcey** of 12 Newmans Rd. Templestowe.

20/3/1986 Mortgage No. M190868Y to National Australia Bank Limited, discharged as to part being the land in Transfer No. R372477F 4/6/1991.

6/12/1988 Mortgage No. N881532D to National Australia Savings Bank Limited, discharged as to part being the land in Transfer No. R372477F 4/6/1991.

4/6/1991 Transfer as to part No. R372477F, new Certificate of Title Volume 10051 Folio 195. (This was 717m2 along Yarra Road for its realignment at the corner of Dawes Road.)

2/1/2002 Discharge No. AB001615B of Mortgage No. N881532D lodged.

24/1/2002 Transfer No. AB036286W from Keith Laurence Kelcey and Dianne Margaret Kelcey to Dianne Margaret Kelcey of 372 Yarra Road Wonga (stet) Vic 3115.

24/5/2002 Discharge No. AB301320Y of Mortgage No. M190868Y lodged.

18/3/2003 Mortgage No. AB945641J to Perpetual Trustees Victoria Limited lodged.

31/5/2004 Discharge No. AC891107T of Mortgage No. AB945641J lodged.

31/5/2004 Transfer No. AC891108R from Dianne Margaret Kelcey to **Matthew Gavin Ellis** and **Tracy Alix Ellis** both of 32 Yarra Road Wonga Park.

31/5/2004 Mortgage No. AC891109P to Commonwealth Bank of Australia lodged.

11/5/2015 Discharge No. AL872941N of Mortgage No. AC891109P lodged.

11/5/2015 Mortgage No. AL872942L to Westpac Banking Corporation lodged.

19/2/2020 Discharge No. AT004730D of Mortgage No. AL872942L lodged.

19/2/2020 Mortgage No. AT004731B to Commonwealth Bank of Australia lodged.

11/3/2022 Discharge No. AV423253G of Mortgage No. AT004731B lodged.

11/3/2022 Transfer No. AV423254E from Matthew Gavin Ellis and Tracy Alix Ellis to **Nicole Calabrese** of 372 Yarra Road Wonga Park Vic 3115.

11/3/2022 Mortgage No. AV423255C to National Australia Bank Ltd lodged.

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**Certificate of Title Volume 9509 Folio 835 Street Address: 370 Yarra Road Wonga Park**

A white rectangular object with black text

Description automatically generated26/4/1983 Certificate of Title Volume 9509 Folio 835, area 3.501 hectares, being Lot 2 on Plan of Subdivision No.142449 issued to **Harold James Faull** Manager and **Ida Faull** Married Woman both of 14 Yarra Road Croydon.

Plan of land in Certificate of Title Volume 9509 Folio 834 where the land in the Title is Marked “2”

26/8/1983 Transfer No. K521055 from Harold James Paull and Ida Paull to **Neville James Allport Lecturer** and **Lynn Allport** both of Homestead Road Wonga Park.

26/8/1983 Mortgage No. K521056 to National Australia Savings Bank Limited, discharged 2/7/99?

26/8/1983 Mortgage No. K521057 to National Commercial Banking Corporation of Australia Limited, discharged 2/7/1999?

30/7/1999 Transfer from Neville James Allport and Lynn Allport to **Lynn Allport** of Yarra Rd. Wonga Park 3115.

22/9/2004 Mortgage and change of Registered Proprietor Name No. AD131792H to Westpac Banking Corporation and change of name of Lynn Allport to Lynn Rushton-Wilson of Yarra Rd Wonga Park 3115.

1/8/2005 Discharge No. AD782439R of Mortgage No. AD131792H lodged.

1/8/2005 Transfer No. AD782440H from Lynn Rushton-Wilson to **Anne Elizabeth Edwards** of 370 Yarra Road Wonga Park Vic 3115.

1/8/2005 Mortgage No. AD782441F to National Australia Bank Limited lodged.

5/6/2018 Caveat No. AR094696J by Anna Campbell Rowlands and Murray Jacob Thompson as purchasers lodged.

20/6/2018 Discharge No. AR148495X of Mortgage No. AD782441F lodged.

20/6/2018 Transfer No. AR148496V from Anne Elizabeth Edwards to as tenants in common as to 99 of a total of 100 equal undivided shares to **Murray Jacob Thompson** of 370 Yarra Road Wonga Park and as to 1 of a total of 100 equal undivided shares **Anna Campbell Rowlands** of 370 Yarra Road Wonga Park Vic 3115.

A diagram of a triangle

Description automatically generated \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 6399 Folio 734**

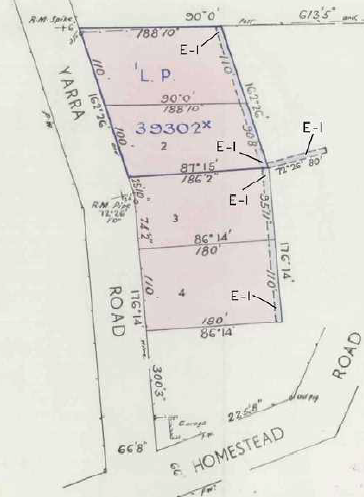
28/5/1940 Certificate of Title Volume 6399 Folio 734, area 5 acres 3 roods and 30 perches A drawing of a triangle

Description automatically generatedbeing part of Lot 67 Plan of Subdivision no. 4315 (after Transfer No. 1773824 from his father James Edward Hooper) issued to **David John Hooper** of Yarra Road Croydon Carrier.

14/7/1953 Transfer No. 2872463 from David John Hooper to **Theodore Buys** of 7 Evan Street Box Hill Engineer.

Plan attached to Certificate of Title Volume 7814 Folio 179 showing lands transferred out

Plan of land in Certificate of Title Volume 6399 Folio 734

15/3/1957 Transfer as to part No. A304470, area 1 acre 2 roods and 30 perches at the corner of Yarra and Homestead Roads Wonga Park, new Certificate of Title Volume 8162 Folio 656.

A map of a land

Description automatically generated3/5/1957 Mortgage No. A328352 to Lewis Joseph Clifford, discharged as to part being the land in Transfer No. A518577 29/4/1958, discharged 18/6/1958.

Plan of Subdivision No. 40894

Plan of Subdivision No. 39302

29/4/1958 Transfer as to part No. A51877 (Lot 4 on Plan of Subdivision No. 40894), new Certificate of Title volume 8186 Folio 418 **Street Address 350 Yarra Road Wonga Park**.

18/6/1958 Cancelled as to part Application No. A549566 (Lot 1 on Plan of Subdivision No. 39302), new Certificate of Title Volume 8203 Folio 190 **Street Address 356 Yarra Road Wonga Park**.

19/6/1958 Mortgage as to part No. A550722 to The Bank of Adelaide, discharged 16/4/1959.

7/8/1959 Transfer as to part No. A793294 (Lot 3 on Plan of Subdivision No. 40894), new Certificate of Title Volume 8239 Folio 937 **Street Address: 352 Yarra Road Wonga Park**.

Plan of Subdivision No. 44928

8/3/1961 Transfer as to part No. B168495 (Lot 2 on Plan of Subdivision No. 449828), new Certificate of Title Volume 8310 Folio 258 **Street Address: 5 Homestead Road Wonga Park**.

15/5/1962 Transfer as to part No. B419714 (Lot 2 on Plan of Subdivision No. 39302), new Certificate of Title Volume 8397 Folio 680 **Street Address: 354 Yarra Road Wonga Park**.

2/10/1963 Transfer as to part No. B762927 (Lot 3 on Plan of Subdivision No. 44928), new Certificate of title Volume 8467 Folio 023 **Street Address: 3 Homestead Road Wonga Park**.

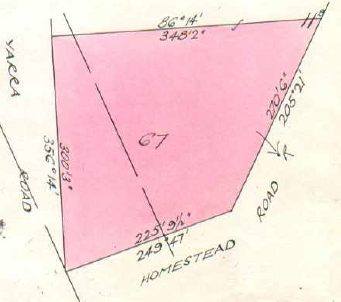
17/11/1969 Transfer as to balance No. D562045 (Lot 1 on Plan of Subdivision No. 44928), new Certificate of Title Volume 8806 Folio 717 **Street Address: 7 Homestead Road Wonga Park**.

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**Certificate of Title Volume 8162 Folio 656**

15/3/1957 Certificate of Title Volume 8162 Folio 656, area 1 acre 2 roods and 30 perches on

A green and pink triangle with numbers

Description automatically generated the corner of Yarra and Homestead Roads Wonga Park, being part of Lot 67 on Plan of Subdivision No. 4315 (after Transfer No. A304470 from Theodore Buys) issued to **Leslie James Miller**, Motor Mechanic and **Mary Florence Miller**, Married Woman both of 290 Springfield Road Nunawading.

Plan attached to Certificate of Title Volume 7814 Folio 179 showing land transferred out

Plan of land in Certificate of Title Volume 8162 Folio 656

15/3/1957 Mortgage No. A304471 to The Bank of Adelaide, discharged 20/2/1958.

12/2/1958 Mortgage No. A482915 to Lewis Joseph Clifford, discharged 5/5/1966.

12/5/1958 Mortgage No. A526934 to Lewis Joseph Clifford, discharged 5/5/1966.

5/5/1966 Transfer No. C481014 from Leslie James Miller and Mary Florence Miller to Robert James Hutchings of Wonga Park Gentleman.

5/5/1966 Mortgage No. C481015 to Victor Hugo Wallace.

17/6/1966 Title cancelled as to part pursuant to Sec 54 Act 6399 No. C516954, new Certificate of title volume 8652 Folio 082. ( A piece of land along Homestead Road presumably for road realignment.)

29/6/1967 Caveat No. C816212 lodged. Caveat lapsed 26/3/1968.

12/2/1968 Mortgage No. D1017 to Tour Finance Limited.

1/7/1969 Transfer as to balance by Mortgagee No. D433492, new Certificate of Title Volume 8785 Folio 942.

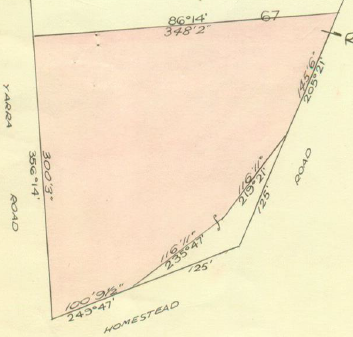
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**Certificate of Title Volume 8785 Folio 942 Street Address: 348 Yarra Road Wonga Park**

1/7/1969 Certificate of Title Volume 8785 Folio 942, area 1 acre 2 roods and 17 perches, being part of Lot 67 Plan of Subdivision No. 4315 issued (after Transfer No. D433492 by a Mortgagee) to **Raymond Edward Brindle** Civil Engineer and **Norma Anne Brindle** Married Woman both of 15 Strathalbyn Street East Kew.

1/7/1969 Mortgage No. D433493 to Commonwealth Savings Bank of Australia, discharged

10/1/1974.

10/1/1974 Mortgage No. F159089 to General Credits (Finance) Proprietary Limited, discharged 16/8/1974.

16/8/1974 Mortgage No. F425823 to Mutual Permanent Building Society, discharged 8/3/1984.

2/3/1979 Mortgage No. H429647 to Bank of New South Wales, discharged 17/12/1991.

6/3/1986 Mortgage No. K791112 to Westpac Savings Bank Limited, discharged 17/12/1991

17/12/1991 Transfer No. R690634T from Raymond Edward Brindle and Norma Anne Brindle to **Leanne Gaye Metcalfe** & **Timothy Metcalfe** of Cnr. Yarra & Homestead Rd. Wonga Park.

17/12/1991 Mortgage No. R690635Q to National Australia Bank Limited, discharged 1/2/1999.

Plan of land in Certificate of Title Volume 8785 Folio 942

1/2/1999 Transfer No. V867207P from Leanne Gaye Metcalfe and Timothy Metcalfe **to Ross Douglas Cochrane** & **Denise Michele Cochrane** 348 Yarra Road Wonga Park 3115.

1/2/1999 Mortgage No. V867208L to Commonwealth Bank of Australia.

10/10/2003 Mortgage No. AC397065N to Commonwealth Bank of Australia lodged.

17/10/2012 Discharge No. AJ973613L of Mortgages Nos. AC397065N and V867208L lodged.

17/10/2012 Mortgage No. AJ973614J to ING Bank (Australia) Ltd lodged.

9/1/2017 Discharge No. AN434579G of Mortgage No. AJ973614J lodged.

9/1/2017 Transfer No. AN434580X from Ross Douglas Cochrane and Denise Michele Cochrane to as tenants in common as to 27 of a total of 50 equal undivided shares as joint proprietors **Adam Joseph Ford** and **Alison Maree Ford** both of 348 Yarra Road Wonga Park Vic 3115 and as to 23 of a total of 50 equal undivided shares as joint proprietors **Laurence Joseph Ford** and **Josephine Teresa Ford** both of 348 Yarra Road Wonga Park Vic 3115.

9/1/2017 Mortgage No. AN434581V to Westpac Banking Corporation lodged.

2/3/2021 Discharge No. AU099906W of Mortgage No. AN434581V lodged.

2/3/2021 Transfer No. AU099907U from Adam Joseph Ford, Alison Maree Ford, Laurence Joseph Ford and Josephine Teresa Ford to **Adam Joseph Ford** and **Alison Maree Ford** both of 348 Yarra Road Wonga Park Vic 3115.

2/3/2021 Mortgage No. AU099908S to Westpac Banking Corporation lodged.

29/4/202 Caveat No. AU285227G by Dean Cameron Brown and Samantha Leigh Brown.

15/7/2021 Discharge No. AU578789D of Mortgage No. AU099908S lodged.

15/7/202I Transfer No. AU578790U from Adam Joseph Ford and Alison Maree Ford to Dean Cameron Brown and Samantha Leigh Brown both of 348 Yarra Road Wonga Park Vic 3115.

15/7/2021 Mortgage No. AU578791S to Westpac Banking Corporation lodged.

20/12/2021 Caveat No. AV165906W by Leona Olive Orr and Richard Thomas Orr as Mortgagee lodged.

2/8/2024 Discharge No. AY269875A of Mortgage No. AU578791S lodged.