A close-up of a map

Description automatically generated**Title History of Crown Allotments 14 V and 14 W Gatters Road Wonga Park**

8/1//12/1885 Crown Grant Volume 1695 Folio 880, area 379 acres 6 roods and 34 perches, being Crown Allotments 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U and 14V, in the name of **John Innerarity Buchan**.

7/8/1888 Caveat No. 503832 lodged. Caveat lapsed 7/4/1905

7/4/1905 Transfer No. 58171 from John Innerarity Buchan to **William Elder** of Blackburn Road Doncaster Fruit Grower. [Because of Caveat No. 16523 lodged 7/8/1888 and lapsed 7/4/1905 it is likely that William Elder has been in possession of these Crown allotments since 1888 under a terms contract of sale.]

Plan showing property boundaries and street numbers

A blueprint of a house

Description automatically generated7/4/1905 Mortgage No. 234241 to John Innerarity Buchan, discharged as to part 8/7/1914 and discharged (fully) 13/7/1916.

9/17/1914 Transfer as to part No. 753138 (part Crown Allotments 14 O and 14 P) No. 268065 from William Elder to (his son) David John Elder, new Certificate of Title Volume 3817 Folio 385.

A map of a land with numbers and numbers

Description automatically generated9/7/1914 Transfer as to part No. 753139 (Crown Allotments 14 T and 14 U), area 39 acres 3 roods and 39 perches, from William Elder to (his son) Arthur Toogood Elder new Certificate of Title Volume 3817 Folio 386.

9/7/1914 Transfer as to part No. 753140 (Crown Allotments 14 M and 14 N), area 39 acres 3 roods and 39 perches, from William Elder to (his son) Thomas William Elder, new Certificate of Title Vol 3817 Fol387.

Plan of land in Crown Grant No. 1695 Folio 880

9/7/1914 Transfer as to part No. 753141 (Crown Allotments 14 V and 14 W, area 39 acres 3 roods and 39 perches, from William Eldert to (his son) William Sydney Elder, new Certificate of Title Volume 3817 Folio 389.

31/5/1918 Transfer as to part No. 855133 (Crown Allotments 14 J and 14 K), area 40 acres, from William Elder to (his son) William Sydney Elder, new Certificate of Title Volume 4124 Folio 794.

Plan attached to Crown Grant Volume 1695 Folio 880 showing lands transferred out.

5/1/1920 Transfer as to part No. 918340 (Crown Allotment 14 Q and parts of Crown

Allotments 14 O and 14 P), 26 acres, from William Elder to Clarence Sylvester Smith (his son-in-

law, who married William’s daughter Minnie Elder), new Certificate of Title Volume 4278 Folio 510.

5/1/1920 Transfer as to part No. 918341 (Crown Allotments 14 R and 14 S), area 40 acres, from William Elder to Frederick Montgomery (his son-in-law who married William’s daughter Annie Rose Elder c. 1910), new Certificate of Title Volume 4278 Folio 511.

22/9/1920 Transfer as to balance No. 964190 (Crown Allotment 14 L) from William Elder to Louis Richardson Francis, new Certificate of Title Volume 4376 8751.

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

**Certificate of Title Volume 3817 Folio389**

A drawing of a red rectangular object

Description automatically generated5/7/1914 Certificate of Title Volume 3817 Folio389, area 39 acres 3 roods and 39 perches, being Crown Allotments 14 V and 14 W Parish of Warrandyte issued to **William Sydney Elder** of Croydon Fruit Grower.

15/10/1923 Mortgage No. 475649 to Annie McNamara, discharged 25/2/1929.

A diagram of a cat trap

Description automatically generated with medium confidence15/10/1923 Mortgage No. 475650 to Charles Henry Watts, discharged29/9/1926.

14/10/1924 Mortgage No. 502863 to Rene McNamara, discharged 14/10/1926.

Plan of land in Certificate of Title Volume 3817 Folio 389.

18/8/1926 Transfer No. 1281025 from William Sydney Elder to (presumably his father) **William Elder** of Station Street Burwood Orchardist.

5/2/1929 Mortgage No. 612111 to Annie McNamara, discharged 14/9/1937.

14/9/1937 Mortgage No. 746067 to Annie McNamara, discharged 31/5/1943.

Plan attached to Certificate of Title Volume 3817 Folio 389 showing land transferred out.

31/5/1943 Caveat No. 111962 lodged. Caveat lapsed 4/3/1946.

4/3/1946 Transfer No.1993097 from William Elder to **Pasquale Colella** and **Maria Rosa Colella**, new Certificate of title Volume 6860 Folio 925.

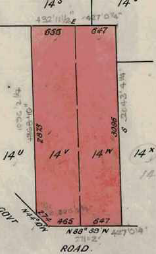
\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 6860 Folio 925**

4/3/1946 Certificate of Title Volume 6860 Folio 925, area 39 acres 3 roods and 39 perches, being Crown Allotments 14 V and 14 W issued to **Pasquale Colella** Market Gardener and **Maria Rosa Colella** Married Woman both of Yarra Road Croydon.

27/12/1963 Transfer as to part No. B831904, new Certificate of Title Volume 8489 Folio 502.

A close-up of a diagram

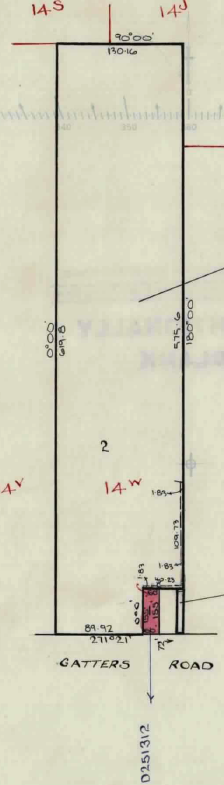
Description automatically generated27/9/1966 Mortgage No. C600264 to Commonwealth Development Bank of Australia, discharged as to part being the land in Transfer No. D251312 25/11/1968, discharged (in full) 11/2/1974.

25/11/1968 Transfer as to part No. D251312, new Certificate of Title Volume 8764 Folio 032 (Lot One).

23/2/1970 Caveat No. D642932 lodged. Caveat lapsed 21/6/1971.

8/4/19?7 Mortgage No. E10811 to the National Bank of Australasia Limited, discharged 30/4/1985.

Plan of land in Certificate of Title Volume 6860 Folio 925.

12/5/1972 Survivorship Application No. E386761 by Maria Rosa Colella of Yarra Road Croydon.

Plan attached to Certificate of Title Volume 6860 Folio 925 showing 1st house block transferred out.

30/4/1985 Transmission Application No. L637826P. Maria Rosa Colella died on 14/10/1984. Probate of her Will has been granted to Carmelina Buceto, Maio Gerardo Raffaele Colella & Angelo Giuseppe Antonio Colella al of Gatters Rd. Wonga Park.

A close-up of a ruler

Description automatically generated1/9/1989 Transfer as to balance No. P405026W, new Certificates of Title Volume 9965 Folio 561 to Volume 9965 Folio 563.

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

**Certificate of Title Volume 8489 Folio 502**

27/12/1963 Certificate of Title Volume 8489 Folio 502 (approx. 60 feet x 155 feet) being part of Crown allotment 14 W issued to Carmelina Buceto (nee Colella) of Gatters Road Croydon Married Woman.

1/9/1989 Transfer as to part No. P405027T, new Certificate of Title Volume 9965 Folio 564.

17/8/1990 Certificate of Title Cancelled as to balance Pursuant to Plan of Consolidation No. CP171424P, new Certificate of Title Volume 9970 Folio 245.

Plans attached to Certificate of Title Volume 6860 Folio 925 showing 2nd house block and long narrow strip of land transferred out.

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

**Certificate of Title Volume 9970 Folio 245**

A drawing of a rectangular object with numbers and lines

Description automatically generated17/8/1990 Certificate of Title Volume 9970 Folio 245, area 950 m2, being the land in Plan of Consolidation No. 171424P (derived from Certificates of Title Volume 8489 Folio 502 and Volume 9965 Folio 561) issued to **Carmelina Buceto** of Gatters Road Wonga Park.

22/4/2004 Transfer No. AC812011E from Carmelina Buceto to **Eugene Koh** and **Rowena Jean Godenzi** both of 8 Gatters Road Wonga Park Vic 3115.

22/4/2004 Mortgage No. AC812012C to Commonwealth Bank of Australia lodged.

27/6/2013 Discharge No. AK430185C of Mortgage No. AC812012C lodged.

27/6/2013 Mortgage No. AK430186A to Perpetual Ltd lodged.

26/2/2015 Discharge No. AL714535L of Mortgage No. AK430186A lodged.

Plan of land in Certificate of Title Volume 9970 Folio 245

26/2/2015 Transfer No. AL714536J from Eugene Koh and Rowena Jean Godenzi **to Michael Anthony Gray** and **Lisa Michelle Gray** both of 8 Gatters Road Wonga Park Vic 3115.

26/2/2015 Mortgage No. AL714537G to Westpac Banking Corporation lodged.

24/5/2016 Discharge No. AM799327F of Mortgage No. AL714537G lodged.

24/5/2016 Mortgage No. AM799328 D to Community CPS Australia Ltd lodged.

5/2/2019 Caveat No. AR898130F by fix Sell Pay Ltd as Chargee lodged.

2/7/2019 Withdrawal No. S316776V of Caveat No. AR898130F lodged.

5/9/2019 Discharge No. AS505845A of Mortgage No. AM799328D lodged.

5/9/2019 Transfer No. AS505846X from Michael Anthony Gray and Lisa Michelle Gray to **Chelsea-Leigh Weeks** and **Matthew Brian Weeks** both of 8 Gatters Road Wonga Park Vic 3115.

5/9/2019 Mortgage No. AS505847V to ING Bank Ltd lodged.

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**Certificate of Title Volume 8764 Folio 032**

25/11/1968 Certificate of Title Volume 8764 Folio 032 (60 feet x 155 feet) being Lot 1 on Plan of Subdivision No. 81872 issued to Angelo Giuseppe Antonio Colella of Gatters Road Croydon Orchardist.

A diagram of a land with numbers and measurements

Description automatically generated with medium confidence18/4/1969 Mortgage No. D367331 to National Bank of Australasia Limited, discharged 1/9/1969.

1/9/1989 Mortgage No. P405029M to National Australia Bank Limited.

17/8/1990 Certificate of Title Cancelled Pursuant to Plan of Consolidation No. CP171425M, new Certificate of Title Volume 9970 Folio 246.

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Plan of land in Certificate of Title Volume 8764 Folio 032

**Certificate of Title Volume 9970 Folio 246**

17/8/1990 Certificate of Title Volume 9970 Folio 246, area 950 m2, being the land in Plan of Consolidation No. 171425M issued to **Angelo Giuseppe A diagram of a rectangular object with numbers and lines

Description automatically generatedAntonio Colella** of Gatters Road Wonga Park.

7/9/1990 Transfer No. P992718P from Angelo Giuseppe Antonio Colella to **Richard Anthony Muurling** & **Glenda Joy Grover** of Gatters Rd. Wonga Park.

7/9/1990 Mortgage No. P992719L to Commonwealth Savings Bank of Australia, discharged 20/1/2000.

20/1/2000 Transfer No. W539913L from Richard Anthony Muurling and Glenda Joy Grover to **Mark Ladbury Stroud** & **Teresita Pia Stroud** both of 10 Gatters Road Wonga Park 3115.

20/1/2000 Mortgage No. W539914H to Commonwealth Bank of Australia.

Plan of land in Certificate of Title Volume 9970 Folio 245.

8/3/2002 Discharge No. AB128049A of Mortgage No. W539914H lodged.

A black and white drawing of a tall ruler

Description automatically generated8/3/2002 Transfer No. AB128050R from Mark Ladbury Stroud and Teresita Pia Stroud to **Mark Anthony Partell** of 10 Gatters Road Wonga Park Vic 3115.

8/3/2002 Mortgage No. AB128051P to Perpetual Trustees Australia Limited lodged.

19/12/2016 Transfer No. AN393787X of Mortgage No. AB128051P to Members Equity Bank Ltd lodged.

**Certificate of Title Volume 9965 Folio 561**

1/9/1989 Certificate of Title Volume 9965 Folio 561 being part of Lot 2 on Plan of Subdivision No. 81872 and being part of Crown allotment 14 W issued to Carmelina Buceto of Gatters Road Wonga Park.

Plan of land in Certificate of Title Volume 9965 Folio 561.

17/8/1990 Certificate of Title Cancelled Pursuant to Plan of Consolidation No. CP171424P.

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**Certificate of Title Volume 9965 Folio 562**

1/9/1989 Certificate of Title Volume 9965 Folio 562 being part of Lot 2 on Plan of Subdivision No. 81872 created by Transfer No. P405026W from parent Title Volume 6860 Folio 925 (now No CofT exists – presumably lost) issued to **Carmelina Buceto** and **Mario Gerado Raffaele Colella** both of Gatters Rd. Wonga Park 3115 as Legal Personal Representatives of Maria rosa Colella Deceased.

28/8/2002 Agreement No. AB518176T under Section 173 Planning and Environment Act1987.

Certificate of title Cancelled See Certificates of Title Volume 10693 Folios 201 to 204 Lots 1 to 4 on Plan of Subdivision No. 443460S

A diagram of a structure

Description automatically generated with medium confidence \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

**Certificate of Title Volume 9965 Folio 563**

1/9/11989 Certificate of Title Volume 9965 Folio 563, area 8.093 hectares, being Crown allotment 14V issued **to Camelina Buceto, Mario Gerardo Raffaele Collela** and **Angelo Giuseppe Antonio Colella** (Executors of the Will of Maria Rosa Colella) all of Gatters Road Wonga Park.

1/2/1999 Survivorship Application No. V869381F by **Carmelina Buceto** & **Mario Gerardo Raffaele Collela** of Gatters Road Wonga Park 3115.

28/2/2002 Agreement No. AB518176T under Section 171 Planning and Environment Act 1987 lodged.

Plan of land in Certificate of Title Volume 9965 Folio 563

24/9/2002 Plan of Subdivision No. PS443346S now affects the land.

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**Certificate of Title Volume 10693 Folio 201**

3/12/2002 Certificate of Title Volume 10693 Folio 201, area 4.015 hectares, being Lot 1 on Plan of Subdivision No. 443640S issued to **Carmelina Buceto** and **Mario Gerardo Raffaele Colella** both of Gatters Road Wonga Park 3115 as Legal Personal Representatives of Maria Rosa Colella who died on 14/10/1984 subject to Agreement No. AB518176T under Section 173 Planning and Environment Act 1987 lodged 28/8/2002.

23/12/2003 Transfer No. AC563728Q from Carmelina Buceto and Mario Gerardo Raffaele Colella to **Thomas Michael Coverdale** of 17 Werac Drive Ringwood North Vic.

23/12/2003 Mortgage No. AC563729N to Australia and New Zealand Banking Group Limited lodged.

11/8/2023 Discharge No. AX142743L of Mortgage No. AC563729N lodged.

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**Certificate of Title Volume 10693 Folio 202**

**A blueprint of a land with numbers and lines

Description automatically generated**3/12/2002 Certificate of Title Volume 10693 Folio 202, area 4.031 hectares, being Lot 2 on Plan of Subdivision No. 443640S issued to **Carmelina Buceto** and **Mario Gerardo Raffaele Colella** both of Gatters Road Wonga Park 3115 as Legal Personal Representatives of Maria Rosa Colella who died on 14/10/1984 subject to Agreement No. AB518176T under Section 173 Planning and Environment Act 1987 lodged 28/8/2002.

23/8/2003 Transfer No. AC282047G from Carmelina Buceto and Mario Gerardo Raffaele Colella to **Kenneth Reuben Seymour** of 4 Charles Smith Drive Wonga Park Vic 3115.

23/8/2003 Mortgage No. AC282048E to Westpac Banking Corporation lodged.

4/1/2005 Discharge No. AD341357F of Mortgage No. AC282048E lodged.

4/1/2005 Transfer No. AD341358D from Kenneth Reuben Seymour to **Robert Aurelio Dal Forno** and **Kathleen Ann Dal Forno** both of “Wirraminna” Gibson Road Warranwood Vic 3134.

4/1/2005 Mortgage No. AD341359B to Commonwealth Bank of Australia lodged.

Plan of Subdivision No. 443460S

16/3/2005 Mortgage No. AD500884W to Commonwealth Bank of Australia lodged.

18/8/2007 Discharge No.AF281030E of Mortgages Nos. AD341359B and AD500884W lodged.

18/8/2007 Transfer No. AF281030E from Robert Aurelio Dal Formo and Kathleen Ann Dal Formo to **Timothy Patrick Griffiths** and **Sharon Ann Griffiths** both of 22 Lantana Drive Wonga Park Vic 3115.

18/8/2007 Mortgage No. AF281032A to Westpac Banking Corporation lodged.

11/5/2010 Discharge No. AH213822L of Mortgage No. AF281032A lodged.

11/5/2010 Transfer No. AH213823J from Timothy Patrick Griffiths and Sharon Ann Griffiths to **Jessamy Susan Cameron** of 99 Cameron Street Heathmont Vic 3115.

11/5/2010 Mortgage No. AH213824G to Commonwealth Bank of Australia lodged.

15/7/2014 discharge No. AL228779Q of Mortgage No. AH213824G lodged.

15/7/2014 Transfer No. AL228780G from Jessamy Susan Cameron to **Craig James Moulton** and **Annette Patricia Moulton** both of Anningie Park Place Croydon North Vic 3116.

15/7/2014 Mortgage No. AL228781E to Westpac Banking Corporation lodged.

12/12/2018 Discharge No. AS806832G of Mortgage No. AL228781E lodged.

12/12/2019 Mortgage No. AS806833E to Bendigo and Adelaide Bank Ltd lodged.

30/12/2022 Discharge No. AW425429A of Mortgage No. AS806833E lodged.

30/12/2022 Mortgage No. AW425430R to Commonwealth Bank of Australia lodged.

23/6/2023 Caveat No. AW972732U by One Managed Investment Funds Ltd as Mortgagee lodged.

19/7/2023 Mortgage No. AX060737L to One Managed Investment Funds ltd lodged.

23/7/2024 Discharge No. AY234686A of Mortgage No. AX060737L lodged.

23/7/2024 Mortgage No. AY234687X to Australia and New Zealand Banking Group lodged.

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**Certificate of Title Volume 10693 Folio 203**

3/12/2002 Certificate of Title Volume 10693 Folio 203, area 4.0 hectares, being Lot 3 on Plan of Subdivision No. 443640S issued to **Carmelina Buceto** and **Mario Gerardo Raffaele Colella** both of Gatters Road Wonga Park 3115 as Legal Personal Representatives of Maria Rosa Colella who died on 14/10/1984 subject to Agreement No. AB518176T under Section 173 Planning and Environment Act 1987 lodged 28/8/2002.

3/1/2004 Transfer No. AC575835W from Carmelina Buceto and Mario Gerardo Raffaelle Colella to **Katherine Anne Thompson** of 11 Bayview Crescent The Basin Vic 3154.

3/1/2004 Mortgage No. AC575836U to St. George Bank Ltd lodged.

9/4/2016 Discharge No. AM712721R of Mortgage No. AC545636U lodged.

21/10/2023 Transfer No. AX380920K from Katherine Anne Thompson to Katherine Anne Thompson and Rhys Graham Thompson both of 14A Gatters Road Wonga Park Vic 3115.

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**Certificate of Title Volume 10693 Folio 204**

3/12/2002 Certificate of Title Volume 10693 Folio 204, area 4.0 hectares, being Lot 4 on Plan of Subdivision No. 443460S issued to **Carmelina Buceto** and **Mario Gerardo Raffaele Colella** both of Gatters Road Wonga Park 3115 as Legal Personal Representatives of Maria Rosa Colella who died on 14/10/1984 subject to Agreement No. AB518176T under Section 173 Planning and Environment Act 1987 lodged 28/8/2002.

5/6/2003 Transfer No. AC116920V from Carmelina Buceto and Mario Gerardo Raffaelle Colella to Diamantina Nominees Pty Ltd of 5 Emma Road Croydon Vic 3136.

5/6/2003 Mortgage No. AC116921T to Commonwealth Bank of Australia lodged.

12/10/2007 Discharge No. AF398301W of Mortgage No. AC116921T lodged.

12/10/2007 Transfer No. AF398302U from Diamantina Nominees Pty Ltd to **Michelle March** and **Steven Leonard Payne** both of 14 Gatters Road Wonga Park Vic 3115.

12/10/2007 Mortgage No. AF398303S to National Australia Bank Ltd lodged.

13/5/2014 Discharge No. AL079174E of Mortgage No. AF398303S lodged.

13/5/2014 Mortgage No. AL079175C to Australia and New Zealand Banking Group Ltd lodged.

15/5/2015 Transe No. AL884909R from Michelle March and Steven Leonard Payne to Michelle March of 14 Gatters Road Wonga Park Vic 3115.

16/2/2022 Discharge No. AV338725P of Mortgage No. AL079175C lodged.