

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 02/03/2025 01:44 PM

Volume 10071 Folio 512

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 10042 Folio 685 to Volume 10042 Folio 686

Volume 10042 Folio 685 to Volume 10042 Folio 686 Volume 10066 Folio 620

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
27/02/1997	05/03/1997	U658023H	Y	TRANSFER TAYLOR, WESLEY RAYMOND TAYLOR, LOUISE MARIA
27/02/1997	05/03/1997	U658024E	Y	MORTGAGE AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
08/05/2003	08/05/2003	AC049106V	Y

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
T098737J
T098738F
U658024E

08/05/2003	08/05/2003	AC049107T	Y
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MORTGAGE OF LAND
MORTGAGE AC049107T 08/05/2003
PERPETUAL TRUSTEES VICTORIA LIMITED

26/07/2005	26/07/2005	AD771809V	Y
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CAVEAT

CAVEAT AD771809V 26/07/2005
Caveator
EQUITY-ONE FINANCE & INVESTMENTS PTY LTD
Capacity CHARGE
Date of Claim 15/07/2005
Lodged by
EQUITY-ONE FINANCE & INVESTMENTS
Notices to
EQUITY-ONE FINANCE & INVESTMENTS PTY LTD of LEVEL 13 256 QUEEN STREET
MELBOURNE VIC 3000

HISTORICAL SEARCH STATEMENT

Land Use Victoria

29/07/2005 29/07/2005 AD780852T Y

CAVEAT

CAVEAT AD780852T 29/07/2005
Caveator
CRANE DISTRIBUTION LIMITED
Capacity CHARGE
Date of Claim 26/08/2003
Lodged by
DIMOS L & ASSOCIATES
Notices to
LEO DIMOS & ASSOCIATES of 226 SWANSTON STREET MELBOURNE VIC 3000

05/02/2007 05/02/2007 AE878628V Y

CAVEAT

CAVEAT AE878628V 05/02/2007
Caveator
JOHN HUMPHRIES
Capacity MORTGAGE
Date of Claim 19/09/2006
Lodged by
JOHN HUMPHRIES
Notices to
JOHN HUMPHRIES of 4 GLYNDON ROAD CAMBERWELL VIC 3124

07/02/2007 07/02/2007 AE885426T Y

CAVEAT

CAVEAT AE885426T 07/02/2007
Caveator
MESTIKA GROUP PTY.LTD.
Capacity CHARGE
Date of Claim 01/02/2007
Lodged by
ZINDILIS G
Notices to
MESTIKA GROUP of LEVEL 3, 425 COLLINS STREET MELBOURNE VIC 3000

27/06/2007 12/07/2007 AF161351D Y

CAVEAT

CAVEAT AF161351D 27/06/2007
Caveator
MARK SCHAUB
GAYLE BRENDA SCHAUB
Capacity PURCHASER/FEE SIMPLE
Lodged by
FRANCIS & TORRENS
Notices to
FRANCIS & TORRENS of 13B CIVIC MALL RINGWOOD VIC 3134

04/09/2007 04/09/2007 AF314996E Y

TRANSFER BY MORTGAGEE/CHARGE

FROM:
WESLEY RAYMOND TAYLOR
LOUISE MARIA TAYLOR
TO:
MARK SCHAUB
GAYLE BRENDA SCHAUB

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors

HISTORICAL SEARCH STATEMENT

Land Use Victoria

MARK SCHAUB
 GAYLE BRENDA SCHAUB both of 42 DUDLEY ROAD WONGA PARK VIC 3115
 AF314996E 04/09/2007
 AND REMOVAL OF MORTGAGE AC049107T
 AND LAPSING OF CAVEAT AD771809V
 AND LAPSING OF CAVEAT AD780852T
 AND LAPSING OF CAVEAT AE878628V
 AND LAPSING OF CAVEAT AE885426T
 AND LAPSING OF CAVEAT AF161351D

04/09/2007 04/09/2007 AF314997C Y

MORTGAGE OF LAND
 MORTGAGE AF314997C 04/09/2007
 MAROONDAH CREDIT UNION LTD

31/08/2010 31/08/2010 AH465155R Y

DISCHARGE OF MORTGAGE
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE AF314997C

31/08/2010 31/08/2010 AH465156P Y

MORTGAGE OF LAND
 MORTGAGE AH465156P 31/08/2010
 COMMONWEALTH BANK OF AUSTRALIA

18/08/2021 18/08/2021 AU706959V (E) N

CAVEAT
 CAVEAT AU706959V 18/08/2021
 Caveator
 CHIN FONG LEE
 LAY BEE NG
 Grounds of Claim
 PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
 Parties
 THE REGISTERED PROPRIETOR(S)
 Date
 17/06/2021
 Estate or Interest
 FREEHOLD ESTATE
 Prohibition
 ABSOLUTELY
 Lodged by
 CROYDON CONVEYANCING SERVICES
 Notices to
 DONNA KEANE of 10B CROYDON ROAD CROYDON VIC 3136

19/11/2021 19/11/2021 AV037122A (E) N

DISCHARGE OF MORTGAGE
 AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
 MORTGAGE AH465156P

19/11/2021 19/11/2021 AV037123X (E) N

WITHDRAWAL OF CAVEAT
 CAVEAT AU706959V REMOVED

19/11/2021 19/11/2021 AV037124V (E) N

TRANSFER OF LAND BY ENDORSEMENT
 FROM:
 MARK SCHAUB

HISTORICAL SEARCH STATEMENT

Land Use Victoria

GAYLE BRENDA SCHAUB

TO:

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Joint Proprietors

LAY NG

CHIN FONG LEE both of 42 DUDLEY ROAD WONGA PARK VIC 3115

AV037124V 19/11/2021

20/08/2024 20/08/2024 AY324596A (E) N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT

ELF Id: 1188536812

Removed by Dealing AY324688U

20/08/2024 20/08/2024 AY324688U (E) N

SURVIVORSHIP APPLICATION

FROM:

LAY NG

CHIN FONG LEE

TO:

LAY NG

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

LAY NG of 42 DUDLEY ROAD WONGA PARK VIC 3115

AY324688U 20/08/2024

STATEMENT END

VOTS Snapshot

Volume 10071 Folio 512

124005757996M

Produced 08/05/2003 09:08 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 312187R.

PARENT TITLES :

Volume 10042 Folio 685 to Volume 10042 Folio 686

Volume 10066 Folio 620

Created by instrument PS312187R 18/06/1992

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

WESLEY RAYMOND TAYLOR

LOUISE MARIA TAYLOR both of 40 DUDLEY RD. WONGA PARK 3115

U658023H 27/02/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T098737J 20/05/1994

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

HISTORICAL SEARCH STATEMENT

Land Use Victoria

MORTGAGE T098738F 20/05/1994
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

MORTGAGE U658024E 27/02/1997
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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 PS312187R FOR FURTHER DETAILS AND BOUNDARIES

HISTORICAL REPRINT(S)

Volume 10071 Folio 512
70912246531L Page 1
Produced 04/04/1996 03:45 pm

LAND

LOT 3 on Plan of Subdivision 312187R.
PARENT TITLE(s):
Volume 10042 Folio 685 Volume 10042 Folio 686 Volume 10066 Folio 620
Created by instrument PS312187R 18/06/1992

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE
Tenants in common
As to 1 of a total of 4 equal undivided shares
SOLE PROPRIETOR
TAYLOR, WESLEY RAYMOND; 40 DUDLEY RD. WONGA PARK
As to 1 of a total of 4 equal undivided shares
SOLE PROPRIETOR
TAYLOR, LOUISE MARIA; 40 DUDLEY RD. WONGA PARK
As to 1 of a total of 4 equal undivided shares
SOLE PROPRIETOR
TAYLOR, GODON LINDSAY; 40 DUDLEY RD. WONGA PARK
As to 1 of a total of 4 equal undivided shares
SOLE PROPRIETOR
TAYLOR, DIANNE MARJORIE; 40 DUDLEY RD. WONGA PARK

Registered T098736M 20/05/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

- 1 T098737J 20/05/1994 MORTGAGE
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 2 T098738F 20/05/1994 MORTGAGE
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.

Any other encumbrances shown or entered on the plan.

SEE PS312187R FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

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80550909706M Page 1
Produced 05/03/1997 03:49 pm

LAND

LOT 3 on Plan of Subdivision 312187R.

PARENT TITLE(s):

Volume 10042 Folio 685 Volume 10042 Folio 686 Volume 10066 Folio 620
Created by instrument PS312187R 18/06/1992

REGISTERED PROPRIETOR

ESTATE FEE SIMPLE

JOINT PROPRIETORS

TAYLOR, WESLEY RAYMOND; 40 DUDLEY RD. WONGA PARK 3115

TAYLOR, LOUISE MARIA; 40 DUDLEY RD. WONGA PARK 3115

Registered U658023H 27/02/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGES AND CHARGES IN PRIORITY RANKING

- 1 T098737J 20/05/1994 MORTGAGE
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
- 2 T098738F 20/05/1994 MORTGAGE
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

HISTORICAL SEARCH STATEMENT

Land Use Victoria

3 U658024E 27/02/1997 MORTGAGE
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988.

Any other encumbrances shown or entered on the plan.

SEE PS312187R FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Paper Title Images

10071/512 - Version 0, Date 16/04/1999

CONTINUED AS A
COMPUTER FOLIO

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



REGISTER BOOK
VOL **10071** FOL **512**

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

DARREN BONYNGE KELLY and ANDREA FARLEY KELLY both of "Kellybrook Winery" Fulford Road Wonga Park are JOINT PROPRIETORS of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Warrandyte being Lot **3** on Plan of Subdivision No. 312187R-

Issued under Section 24 of the Subdivision Act 1988-

Derived From
Vol. 10042 Fols. 685 and 686
Vol. 10066 Fol. 620



Handwritten signature

18/6/92

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any encumbrances created by Section 98 of the Transfer of Land Act 1958 or Section 24 of the Subdivision Act 1988-

Any other encumbrances shown or entered on the said Plan-

- MORTGAGE R834760Q - M & M Nominees Pty. Ltd. - Registered 24/3/92-
- MORTGAGE R834863A - Commonwealth Bank of Australia - Registered 24/3/92-

DATA VERIFIED
27 JUN 1992

R834863A
The above mortgage^{vis} discharged as to part being the within Land.

11 NOV 1993



R834760Q
THE ABOVE MORTGAGE^{vis}

DISCHARGED
11 NOV 1993



T10071-512-1-2

SEE PS312187R FOR BOUNDARIES AND OTHER DETAILS

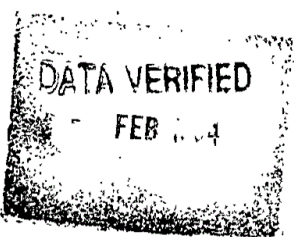
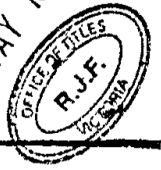
TEXT CONVERTED

MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

Registered 11 NOV 1993

No. 57853

Discharge to be paid being the within land 20 MAY 1994



PROPRIETORS
TENANTS IN COMMON IN EQUAL SHARES
WESLEY RAYMOND TAYLOR LOUISE MARIA TAYLOR
GORDON LINDSAY TAYLOR & DIANNE MARJORIE
TAYLOR
40 DUDLEY RD. WONGA PARK
T98736M 20/5/94



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
T98737J 20/5/94



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED
T98738F 20/5/94



DATA VERIFIED
9 JUN 1994

CONTINUED AS A
COMPUTER FOLIO