

Vendor Statement

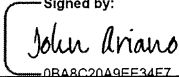
The vendor makes this statement in respect of the land in accordance with section 32 of the Sale of Land Act 1962

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement by the vendor with the attached documents before the purchaser signed any contract.

Land: 35 TELFORD STREET YARRAWONGA Vic 3730

Vendors

Vendor		
Name	Signature	Date
Giovanni Nominees Pty Ltd ACN 005 229 158	Signed by:  0BA8C20A9EE34E7...	01-09-2026

Vendor		
Name	Signature	Date

Purchasers

Purchaser		
Name	Signature	Date

Purchaser		
Name	Signature	Date

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

1.1 Rates, Taxes, Charges or Other Similar Outgoings

Details of any outgoing and any interest on them

- Total will not exceed \$3500
- Attached

1.2 Particulars of any Charge (whether registered or not)

Imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

- Not Applicable.

1.3 Terms Of Contract

This section only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

- Not Applicable

1.4 Sale Subject to Mortgage

This section only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is not to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

- Not Applicable.

1.5 Land subject to Tax Reform Scheme

Is the land tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024?

- Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits. When it applies, provide details for any policy of insurance in respect of any damage to or destruction of the land.

- Not Applicable

2.2 Owner-Builder

This section only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence. Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

- Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- Not Applicable

3.2 Road Access

Is there road access to the property?

- Yes

3.3 Designated Bushfire Prone Area

Is the land in a designated bushfire prone area under section 192A of the Building Act 1993?

- No

3.4 Planning Scheme

- Attached

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge.

- Not applicable

4.2 Agricultural Chemicals

Are there any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

- No

4.3 Compulsory Acquisition

Are there any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986?

- No

5. BUILDING PERMITS

Particulars of any building permit issued under the Building Act 1993 in the preceding 7 years (required only where there is a residence on the land):

- Not Applicable

6. OWNERS CORPORATION

This section only applies if the land is affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

- Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Words and expressions in this section 7 have the same meaning as in Part 9B of the Planning And Environment Act 1987.

7.1 Work-in-Kind Agreement

This section only applies if the land is subject to a work-in-kind agreement.

7.2 GAIC Recording

This section only applies if there is a GAIC recording. Any of the following certificates or notices must be attached if there is a GAIC recording.

8. SERVICES

Selected services marked with an 'X' are NOT connected to the land.

☒ Electricity supply	☒ Gas supply	☒ Water supply	☒ Sewerage	☒ Telephone services
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9. TITLE

Attached are copies of the following documents.

- Registered Title

10. SUBDIVISION

10.1 Unregistered Subdivision

This section only applies if the land is subject to a subdivision which is not registered.

10.2 Staged Subdivision

This section only applies if the land is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988.

10.3 Further Plan of Subdivision

This section only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed.

11. DISCLOSURE OF ENERGY INFORMATION

Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the Building Energy Efficiency Disclosure Act 2010 (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

12. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.

- Consumer Affairs Victoria Due Diligence Checklist

13. ATTACHMENTS

Any certificates, documents and other attachments may be annexed to this section 13. Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections. Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or 1.4 (Sale Subject to Mortgage) applies.



REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 07663 FOLIO 098

Security no : 124138124979G
Produced 01/09/2026 09:46 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 019003.
PARENT TITLE Volume 01996 Folio 089
Created by instrument 2458778 14/12/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIOVANNI NOMINEES PTY LTD of 784 BALLARAT ROAD DEER PARK VIC 3023
AF820369L 05/05/2008

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP019003 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 35 TELFORD STREET YARRAWONGA VIC 3730

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP019003
Number of Pages (excluding this cover sheet)	1
Document Assembled	01/09/2026 09:46

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PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENTS 2, 3, 4 & 5 AND
PART OF ONE SECTION 73
TOWN OF YARRAWONGA
PARISH OF YARRAWONGA
COUNTY OF MOIRA

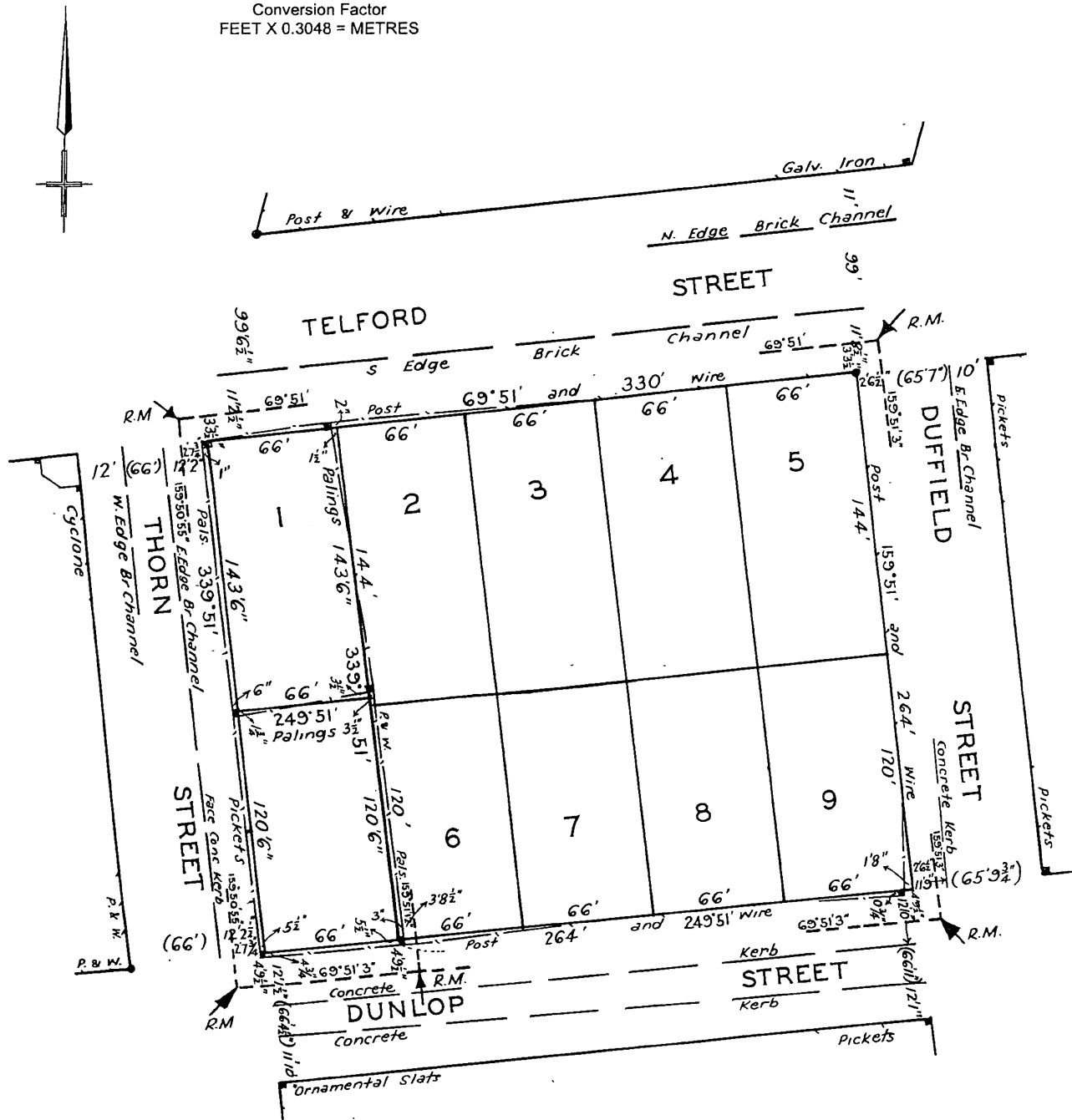
LP 19003

EDITION 1

PLAN MAY BE LODGED 21.09.48.

VOL. 1996 FOL. 089
VOL. 1996 FOL. 089
VOL. 1996 FOL. 090
VOL. 1996 FOL. 091
VOL. 1996 FOL. 092
VOL. 1996 FOL. 093

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES



Note Reference Marks are 12"x3/4" Iron Spikes

ANNUAL VALUATION, RATES AND CHARGES NOTICE

For the period 1 July 2026 to 30 June 2027



Giovanni Nominees Pty Ltd
570 Geelong Road
BROOKLYN VIC 3012



023
1012954
DLX2_17773

Assessment Number 2865

Issue Date 07/08/2026

PAYMENT OPTION 1 - QUARTERLY INSTALMENTS

	DUE DATE	AMOUNT
1st*	30/09/2026	\$506.15
2nd	30/11/2026	\$504.00
3rd	28/02/2027	\$504.00
4th	31/05/2027	\$504.00

PAYMENT OPTION 2 - LUMP SUM

DUE DATE	AMOUNT
15 Feb 2027	\$2,018.15

*ARREARS: Arrears (if any) are included in the 1st instalment. Arrears are overdue and payable immediately.



To have your notices emailed
Register at moira.enotices.com.au
Reference No: 22CCCAFE4X

Property Details

Property Location: 35 Telford Street YARRAWONGA VIC 3730
Property Description: Lot 1 LP 19003
AVPCC: 100 - Vacant Residential Home Site/Surveyed Lo
Owner: Giovanni Nominees Pty Ltd

Capital Improved Value	Site Value	Net Annual Value	Valuation Base Date	Valuation Effective Date
\$294,000	\$294,000	\$14,700	01/01/2026	01/07/2026

Rates, Charges and Rebates

Council Rates, Charges and Rebates

Balance Outstanding -\$0.02
Residential Vacant (0.00442283 x \$294,000 CIV) \$1,300.31
Municipal Charge \$390.00
Environmental Charge \$138.00

Victorian Government - Emergency Services and Volunteers Fund (ESVF)

ESVF Residential Fixed Charge \$139.00
ESVF Levy Residential (0.000173 x \$294,000 CIV) \$50.86

PLEASE NOTE

Payments received on or after 07/08/2026 have not been deducted from the balance. If you have any queries please contact our Customer Experience Team.

If you are currently enrolled for direct debit payments through Payble your rates will be automatically deducted in accordance with the established arrangement.

Total Amount

\$2,018.15



Benefits of Using Payble®

pay.molra.vic.gov.au



Pay with card or bank
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Flexible payments
Manage your budget with weekly, fortnightly or monthly payments



Never miss a payment
Automatically pay your bill on the due date



Helpful reminders
Receive SMS reminders before important due dates



Update your details anytime, hassle-free
Update your information online in just a few clicks





North East Water



761956-001 000870(1739) R H1
GIOVANNI NOMINEES P/L
570 GEELONG ROAD
BROOKLYN VIC 3012

T:1300 361 633
newater.com.au

TAX INVOICE

Date of issue: 29 Jul 2026
Next reading expected: 22 Oct 2026

Customer Reference
CON-00018772

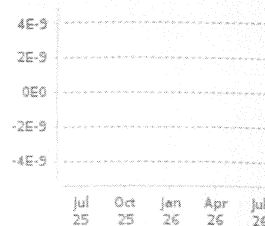
Amount due
\$136.95

Pay by
26 Aug 2026

Service address: 35 TELFORD STREET YARRAWONGA VIC

Opening balance	\$134.26
Total payments/credits received up to 28 Jul 2026	-\$134.26
Balance	\$0.00
Current charges	
Volume charges	\$0.00
Service charges	\$136.95
Total	\$136.95

Your Average daily usage in litres



Av. daily usage:
Av. daily cost:

Total amount due	\$136.95
Total includes GST of	\$0.00

How to Pay

Prefer an email bill?

Visit newater.com.au/ebills



Online
auspost.com.au/postbillpay
Biller Code:0331
Ref. Number:12120453126



Phone via Post Billpay
13 18 16



In Person
Australia Post outlets



*33112120453126



Bpay/Bpay View
Use your bank's telephone or online service
Biller Code:3004
Ref. Number: 12120453126



Centrepay
Call us to set-up Centrepay automatic payments
Ref. Number:12120453126



Direct Debit
Call us or apply online via our website

North East Water ABN: 97 364 615 415

Scanned with
CamScanner

Water Number	Previous Read	Current Read	Usage
12345678	20/04/2020 1200	20/07/2020 1200	0
Volume Charges - 30 Apr 2020 to 30 Jul 2020			
Drinking Water Usage 0.00ML @ 0.00 \$/ML			\$0.00
Drinking Water Usage 0.00ML @ 0.00 \$/ML			\$0.00
Service Charges - 30 Apr 2020 to 30 Jul 2020			
Sewerage Service Charge 0.00 \$/ML @ 0.00 \$/ML			\$0.00
Water Service Charge 0.00 \$/ML @ 0.00 \$/ML			\$0.00
Water Service Charge 0.00 \$/ML @ 0.00 \$/ML			\$0.00
Sewerage Service Charge 0.00 \$/ML @ 0.00 \$/ML			\$0.00

An "E" after the meter read indicates an estimated reading. Contact North East Water if you would like to provide an actual reading.

Information

- Contact: General: 1300 361 633 / Billing: 1300 361 633 / Emergencies & Faults: 1300 361 644 / Email: info@newater.com.au
- Change of address: Please notify us of any change of address, ownership or occupancy within 14 days.
- Pension rebate and concessions: Contact us if you think you may be eligible for a concession.
- Payment assistance: If you are having difficulty paying your bill, we can help. Call us on 1300 361 633.
- Complaints: Call us on 1300 361 633. The Energy and Water Ombudsman (Victoria) can also assist on 1800 500 505.
- Privacy information: We respect your right to privacy. Details are provided on our website.
- Communication assistance: For people who are deaf or have a hearing or speech impairment visit relayservice.gov.au or translation services call 13 14 93.
- For more information

PROPERTY REPORT

35 Telford Street, Yarrowonga Vic 3730

Details

LOCAL GOVERNMENT (COUNCIL)
Moir

ORIENTATION
South

COUNCIL PROPERTY NUMBER
2865

FRONTAGE
20.12m Approx

LAND SIZE
880m² Approx

ZONES
GRZ – General Residential Zone – Schedule 1

OVERLAYS
N/A

Parcel Identifiers

LOT/PLAN
Lot 1 LP19003

State Electorates

LEGISLATIVE COUNCIL
Northern Victoria Region

LEGISLATIVE ASSEMBLY
Ovens Valley District

Schools

ZONED SCHOOLS
Combined: Yarrowonga College P-12-Gilmore Street Campus (339 m)

CLOSEST SPECIALIST SCHOOLS
Cobram and District Specialist School (33200 m)

CLOSEST PRIVATE SCHOOLS
Sacred Heart College – Senior Campus (1262 m)
Sacred Heart College (1290 m)
Sacred Heart Primary School (1250 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 162 Homes

STATE AVERAGE
1 in 76 Homes

COUNCIL AVERAGE
1 in 119 Homes

Council Information – Moira

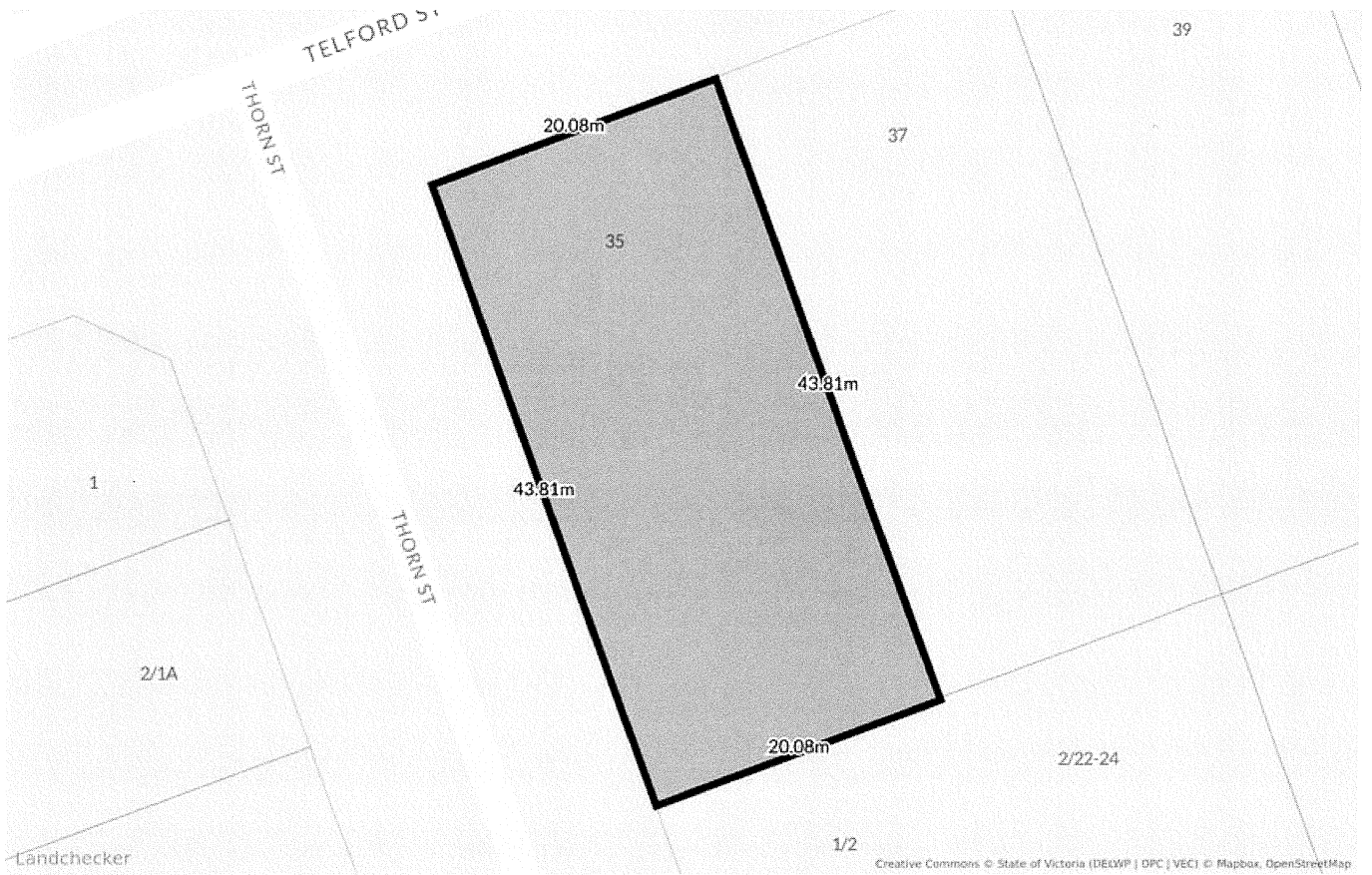
PHONE
03 5871 9222 (Moir)

EMAIL
info@moira.vic.gov.au

WEBSITE
<http://www.moira.vic.gov.au/>

SITE DIMENSIONS

35 Telford Street, Yarrowonga Vic 3730



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
APPROVED	VC304	26/08/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
APPROVED	VC278	26/08/2026	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarrung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
APPROVED	VC309	14/08/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	VC232	13/08/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.
APPROVED	VC248	13/08/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
APPROVED	VC308	13/08/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC307	13/08/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC300	30/07/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
APPROVED	VC312	15/06/2026	Corrections and updates to the Victoria Planning Provisions and planning schemes to ensure they are current and accurate.

Status	Code	Date	Description
APPROVED	VC311	08/06/2026	Amendment VC311 amends clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms. The amendment also makes consequential changes to clause 52.06.
APPROVED	GC269	04/06/2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.

PROPOSED PLANNING SCHEME AMENDMENTS

No proposed planning scheme amendments for this property

ZONES

35 Telford Street, Yarrowonga Vic 3730



GRZ1 – General Residential Zone – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

None specified.

LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact MOIRA council on 03 5871 9222.

Other nearby planning zones

GRZ – General Residential Zone

PUZ – Public Use Zone

TRZ2 – Transport Zone

OVERLAYS

35 Telford Street, Yarrowonga Vic 3730



There are no overlays for this property

NEARBY OVERLAYS

35 Telford Street, Yarrowonga Vic 3730



HO - Heritage Overlay

For confirmation and detailed advice about this planning overlay, please contact MOIRA council on 03 5871 9222.

CULTURAL HERITAGE SENSITIVITY

35 Telford Street, Yarrowonga Vic 3730

**Aboriginal Cultural Heritage Sensitivity**

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact MOIRA council on 03 5871 9222.

FLOOD

35 Telford Street, Yarrowonga Vic 3730



Flood

This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).
For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	27/07/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning SBO4	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	27/07/2026



Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.

For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning	Unaffected	State	27/07/2026

Source Authority	Status	Type	Last Updated
BPA			

LANDSLIDE

35 Telford Street, Yarrowonga Vic 3730



 Landslide Prone Area

This property is not within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	27/07/2026
Department of Environment, Land, Water and Planning	Unaffected	State	27/07/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning	Unaffected	State	27/07/2026
EMO5			
Department of Environment, Land, Water and Planning	Unaffected	State	27/07/2026
EMO6			
Department of Environment, Land, Water and Planning	Unaffected	State	27/07/2026
EMO7			

PLANNING PERMIT HISTORY

35 Telford Street, Yarrowonga Vic 3730



No planning permit data available for this property.

NEARBY PLANNING PERMITS

35 Telford Street, Yarrowonga Vic 3730



Status	Code	Address	Description
PENDING 18/08/2026 (received)	127/2026	<u>68 Sharp Street, Yarrowonga</u>	The development of the land by the construction of a shed
OTHER 30/10/2025	219/2025	<u>66 Sharp Street, Yarrowonga</u>	The development of the land by the construction of a second vehicle crossing
APPROVED 02/09/2025	173/2025	<u>4 Thorn Street, Yarrowonga</u> <u>52 Blackwood Crescent, Yarrowonga</u>	The development of land by the construction of a dwelling
APPROVED 13/06/2024	102/2024	<u>68 Sharp Street, Yarrowonga</u>	The land to be developed by the demolition of an outbuilding
APPROVED 22/05/2024	68/2016	<u>183 Belmore Street, Yarrowonga</u>	The use of the land for the sale and consumption of alcohol
APPROVED 13/12/2023	296/2021	<u>4 Thorn Street, Yarrowonga</u>	The subdivision of the land
APPROVED 08/09/2023	170/2023	<u>Gilmore Street, Yarrowonga</u> <u>Gilmore Street, Yarrowonga</u>	Construction of a shed and rotunda Construction of a shed and rotunda

Status	Code	Address	Description
APPROVED 05/07/2022	129/2022	<u>62 Sharp Street, Yarrawonga</u>	Undertake development ancillary to the use of the land for a single dw Undertake development ancillary to the use of the land for a single dwelling
APPROVED 17/05/2022	357/2021	<u>16 Duffield Street, Yarrawonga</u>	The subdivision of the land into 6 lots followed by the construction of 4 dwellings
APPROVED 24/02/2022	386/2021	<u>53-55 Telford Street, Yarrawonga</u>	The display of Business Identification Signage
APPROVED 09/06/2020	36/2020	<u>71 Sharp Street, Yarrawonga</u>	Demolition of a Building and Construct a Replacement Dwelling
APPROVED 06/04/2020	47/2020	<u>62 Sharp Street, Yarrawonga</u>	Buildings & Works ? Shed and Removal of Shed
APPROVED 24/08/2018	128/2018	<u>60a Sharp Street, Yarrawonga</u>	Buildings & Works - Dwelling
APPROVED 24/04/2018	43/2018	<u>53-55 Telford Street, Yarrawonga</u>	Buildings & Works - Upgrade of existing drive-thru & electronic signag Buildings & Works - Upgrade of existing drive-thru & electronic signage
OTHER 15/06/2026 (received)	87/2026	<u>25 Telford Street, Yarrawonga</u>	The use and development of the land for the purposes of a child care centre

For confirmation and detailed advice about this planning permits, please contact MOIRA council on 03 5871 9222.

EASEMENTS

35 Telford Street, Yarrowonga Vic 3730



No easements for this property

NEARBY EASEMENTS

35 Telford Street, Yarrowonga Vic 3730



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

TOPOGRAPHY

35 Telford Street, Yarrowonga Vic 3730



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact MOIRA council on 03 5871 9222.

TERMS AND CONDITIONS

35 Telford Street, Yarrowonga Vic 3730

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
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Due Diligence Checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.



Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

DATED

2026

GIOVANNI NOMINEES PTY LTD ACN 005 229 158 AS TRUSTEE FOR GIOVANNI ARIANO FAMILY TRUST

VENDORS STATEMENT

Property: 35 Telford Street, Yarrowonga 3730

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