

Sargeants Conveyancing

Conveyancing & Property Transfer Specialists
85 High Street & 54 Nunn Street
Wodonga Benalla
Telephone: 02 6056 9873

SECTION 32 STATEMENT

PARTICULARS OF SALE

VENDOR: Jamie Alexander McGill

STREET ADDRESS 34 Hamilton Crescent Corryong

LAND BEING SOLD The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title VOLUME 8579 FOLIO 044

IMPORTANT NOTICES TO PURCHASER

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$5,500.00**
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the above amount.
- (c) Particulars of any charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under that charge are as follows:- **NONE TO THE VENDORS KNOWLEDGE**

Commercial and Industrial Property Tax
AS ATTACHED IF APPLICABLE

INSURANCE

Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

The vendor acknowledges renovations and refurbishments have been undertaken on the property and permits were not required nor required to be obtained under Section 137B of the *Building Act* 1993 (Victoria).

LAND USE - RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the land (registered or unregistered)

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-

NONE TO THE VENDORS KNOWLEDGE

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

ROAD ACCESS

There is access to the property by road

BUSHFIRE - PRONE AREA

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's [Land Channel website](#).

FLOOD PRONE AREA

The property is in a flood prone area and subject to uncontrolled overland drainage unless there is a Building Regulations 2006 certificate or other certificate herein that specifically states otherwise.

TERMITE INFESTED AREA

The property is in a Termite infested area unless there is a Building Regulations Certificate 206 certificate or other certificate herein that specifically states otherwise. However it is recommended that you make your own investigations as to whether protective measures should be provided as termite and other pest infestation can occur at any time.

HISTORIC MINE ACTIVITY

The property is in a known mining area and mining activity may be present unless there is a Form 692 included herein stating otherwise.

AIRPORT ENVIRONS

The property is affected by an Airport Environs Overlay unless there is a certificate herein that specifically states otherwise.

PLANNING AND ROAD ACCESS - Information concerning any planning instrument -

- (a) Name of planning scheme is: **Towong Shire Planning Scheme**
- (b) The name of the responsible authority is: **Towong Shire Council**
- (c) The zoning of the land is: **General Residential Zone (GRZ)
General Residential Zone –
Schedule 1 (GRZ1)**
- (d) The name of any planning overlay affecting the land: **Not Applicable**

The planning instrument does not prohibit the construction of a dwelling house on the land.
Overlays - Landslip - Vegetation - Mining - or other General information - **AS ATTACHED** (if any)
The Land may have been declared by a relevant authority to be in an area which is liable to flooding, mine subsidence, land slip or pest infestation.

NOTICES - Particulars of any notice, order, declaration, report, 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.

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property or the removal or replacement or of any unsafe materials.
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)
- (c) **Agricultural chemicals**
Particulars of 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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992
- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990
- (e) **Compulsory acquisition**
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act 1986*.
- (f) Notice issued by the Environment Protection Authority
- (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

NONE TO THE VENDORS KNOWLEDGE save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

BUILDING APPROVALS

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).

NO SUCH BUILDING PERMIT HAS BEEN ISSUED TO THE VENDORS KNOWLEDGE

OWNERS CORPORATION

If the land is in a subdivision that has common property and there is thereby an owners corporation within the meaning of the Owners Corporation Act 2006 then included herewith (if they are relevant or available) is a copy of :-

- (a) A current Owners Corporation Certificate issued in respect of the land being sold;
- (b) The Owners Corporation Rules;
- (c) The Minutes of the most recent annual general meeting of the Owners Corporation and all resolutions made at that meeting;
- (d) The most recent accounts and balance sheet of the Owners Corporation and
- (e) A Statement of advice and information for prospective purchasers and lot owners.

NOTE Not all Owners Corporations carry out all functions so therefore some documents may not be in existence.

GROWTH AREA INFRASTRUCTURE CONTRIBUTION

NOT APPLICABLE

SERVICES - Information concerning the supply of the following services -

THE FOLLOWING SERVICES ARE NOT CONNECTED

- (a) Gas Supply
- (b) Telephone Service

THE FOLLOWING SERVICES ARE CONNECTED

- (a) Electricity Supply
- (b) Water Supply
- (c) Sewerage

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider before the settlement and the purchaser will have to pay to have the service reconnected.

TITLE

Attached are copies of the following documents:

Registered Title

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

Evidence of the vendor's right or power to sell

(where the vendor is not the registered proprietor/the owner in fee simple)

SUBDIVISION

Unregistered Plan of Subdivision

Attached is the latest version of the plan which has been certified: **Not Applicable**

Staged Subdivision

Attached is the latest version of the first stage if the land is in the second or subsequent Stage: **Not Applicable**

The following requirements in the Statement of Compliance relating to the stage in which the land is included have not been complied with:- **Not Applicable**

Proposals relating to subsequent stages that are known to the Vendor are:- **Not Applicable**

The contents of any Planning Permit under the *Planning and Environment Act 1987* authorising the stages subdivision are attached (if relevant).

Further Plan of Subdivision

Attached is the latest version of the plan which has been certified: **Not Applicable**

DISCLOSURE OF ENERGY EFFICIENCY INFORMATION
NOT APPLICABLE

DATE OF THIS STATEMENT

3/31/2026

Signature of Vendor/s



VENDORS ACKNOWLEDGEMENTS

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible for any loss or damage if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants.

I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure of all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :-

- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title.
- (b) any registered or unregistered encumbrances not disclosed in this document.
- (c) any failure to obtain any necessary planning, building or other permits.
- (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues.
- (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property or the removal or replacement of any unsafe materials.
- (f) my occupation or use of any adjacent land which is not contained in the land being sold.
- (g) any buildings erected over any easements, or any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and any proposal in relation to any other land which may directly and currently affect the property being sold.
- (h) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the foregoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32

of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

DATE OF ACKNOWLEDGMENT

2026

Signature of Purchaser

NOTICE The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (d) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.
- (e) Any Land Tax, surcharge, penalty or other tax which is imposed on any land owned by the Vendor as a result of the settlement not taking place before the 31st December in the current year when the due date in the contract is before the 31st December in the current year and where the settlement is delayed as a result of the default of the purchaser until after the 31st December in the current year and the purchaser hereby grants an equitable charge over his current and future interest in the land sold in favour of the vendor to secure the payment of any such Land Tax, surcharge, penalties or other tax and all costs associated therewith.

GST WITHHOLDING NOTICE

Purchaser must make a GST Withholding Payment: No Yes

(if yes, vendor must provide further details)

If further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 14 days before the due date for settlement.

GST Withholding Payment Details

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the vendor is part of a GST group or a participant in a GST joint venture.

Supplier's Name: **The Vendor named herein**

ABN

Supplier's Business Address:

Supplier's Email Address:

Supplier's Phone Number:

Supplier's proportion of the GST Withholding Payment:

Withholding amount \$

If more than one supplier, provide the details above for each supplier.

The Purchaser is required to make a payment of the amount under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth)

Amount purchaser must pay – price multiplied by the GST withholding rate:

Amount must be paid: at completion at another time (specify):

Is any of the consideration not expressed as an amount in money? No Yes

* if yes, the GST inclusive market value of non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

Signature – Vendor/s *Jamie McGill*
Full name/s (Please print) Jamie Alexander McGill

ATTACHMENTS CHECKLIST

Title Search
Copy Plan
Due Diligence Checklist
Property Report
Rates Notice
Water Information Certificate
Land Tax Clearance Certificate

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08579 FOLIO 044

Security no : 124132308174V
Produced 19/02/2026 12:41 PM

LAND DESCRIPTION

Lot 93 on Plan of Subdivision 057776.
PARENT TITLE Volume 08386 Folio 563
Created by instrument B146766 23/09/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JAMIE ALEXANDER MCGILL of 34 HAMILTON CRESCENT CORRYONG VIC 3707
AR691845P 26/11/2018

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 LP057776 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: 34 HAMILTON CRESCENT CORRYONG VIC 3707

DOCUMENT END

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HOUSING COMMISSION VICTORIA
 CORYONG ESTATE
 PLAN OF SUBDIVISION OF
 CROWN ALLOTMENT 2 SECTION 21
 TOWNSHIP OF CORYONG
 PARISH OF TOWONG
 COUNTY OF BENAMBRA

LP57776
 EDITION 1
 PLAN MAY BE LODGED
 8/8/63

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

3 SHEETS
 SHEET 1

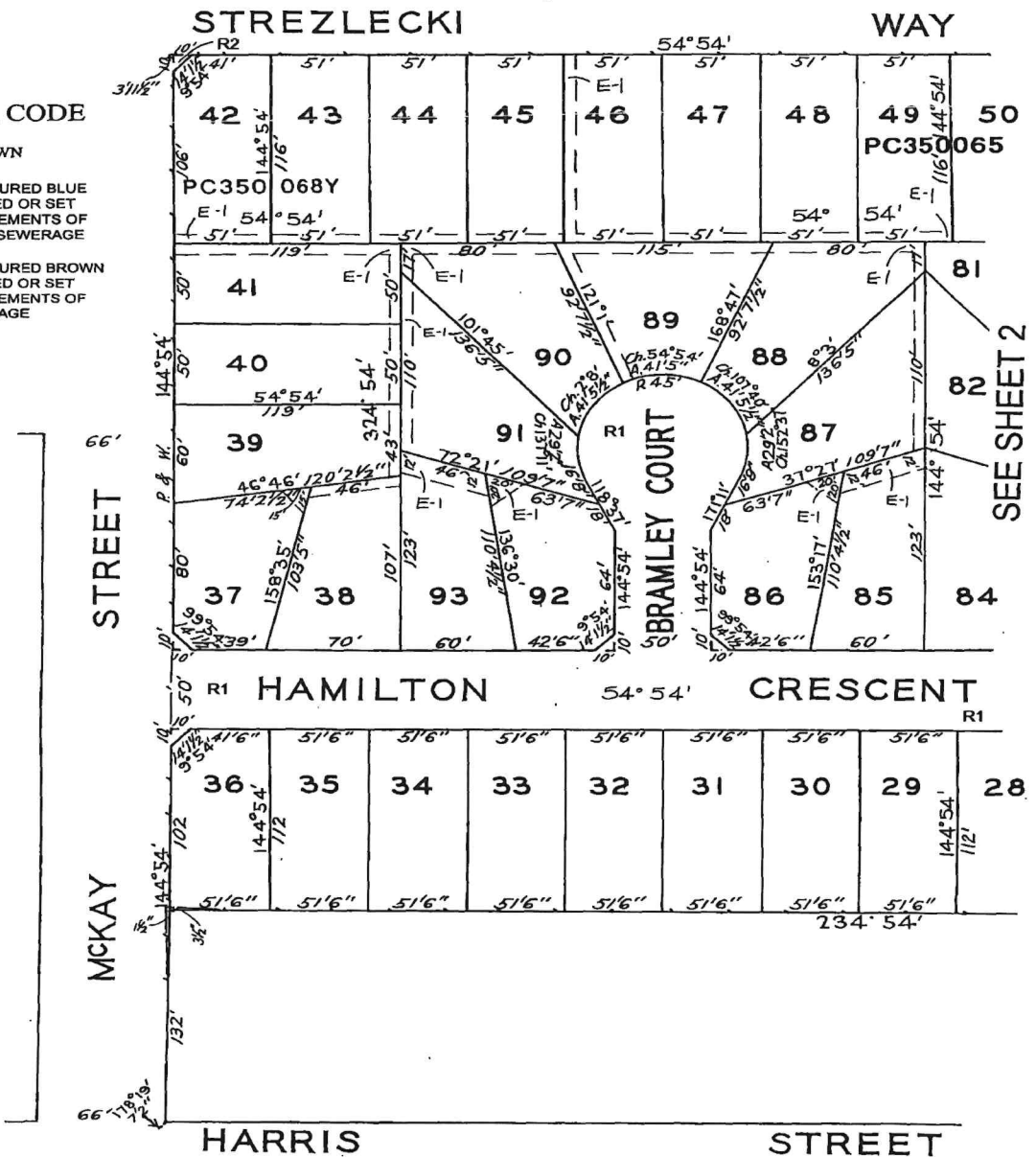
V.8386 F.563
 DEPTH LIMITATION: 50 FEET



COLOUR CODE
 E-1=BLUE
 R1 & R2=BROWN

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

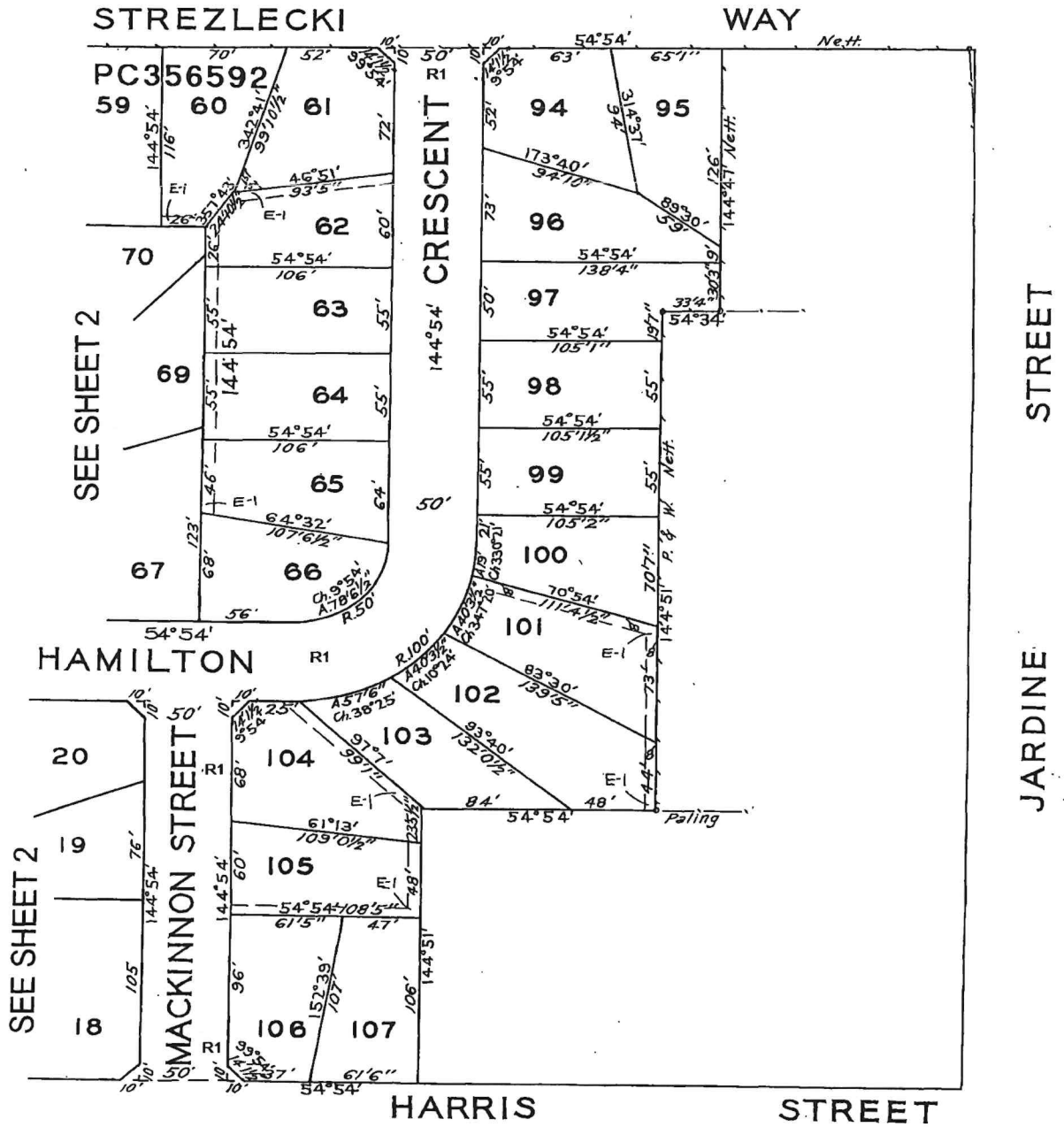
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE



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 NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP57776

3 SHEETS
SHEET 3



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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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 the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (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.

(04/10/2016)

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.

Created at 19 February 2026 12:52 PM

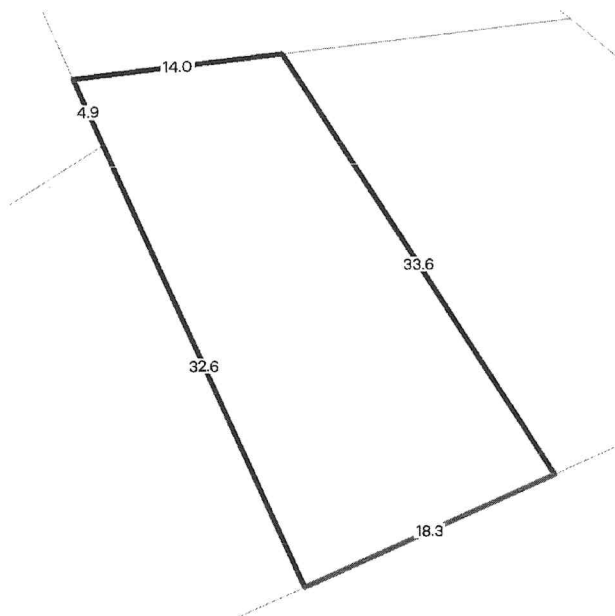
PROPERTY DETAILS

Address: **34 HAMILTON CRESCENT CORRYONG 3707**
Lot and Plan Number: **Lot 93 LP57776**
Standard Parcel Identifier (SPI): **93\LP57776**
Local Government Area (Council): **TOWONG**
Council Property Number: **105300**
Directory Reference: **Vicroads 644 C3**

www.towong.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 555 sq. m

Perimeter: 103 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **North East Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENAMBRA**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT

Area Map



 Selected Property

From www.planning.vic.gov.au at 19 February 2026 12:52 PM

PROPERTY DETAILS

Address: **34 HAMILTON CRESCENT CORRYONG 3707**

Lot and Plan Number: **Lot 93 LP57776**

Standard Parcel Identifier (SPI): **93\LP57776**

Local Government Area (Council): **TOWONG** www.towong.vic.gov.au

Council Property Number: **105300**

Planning Scheme: **Towong** [Planning Scheme - Towong](#)

Directory Reference: **Vicroads 644 C3**

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **BENAMBRA**

OTHER

Registered Aboriginal Party: **None**

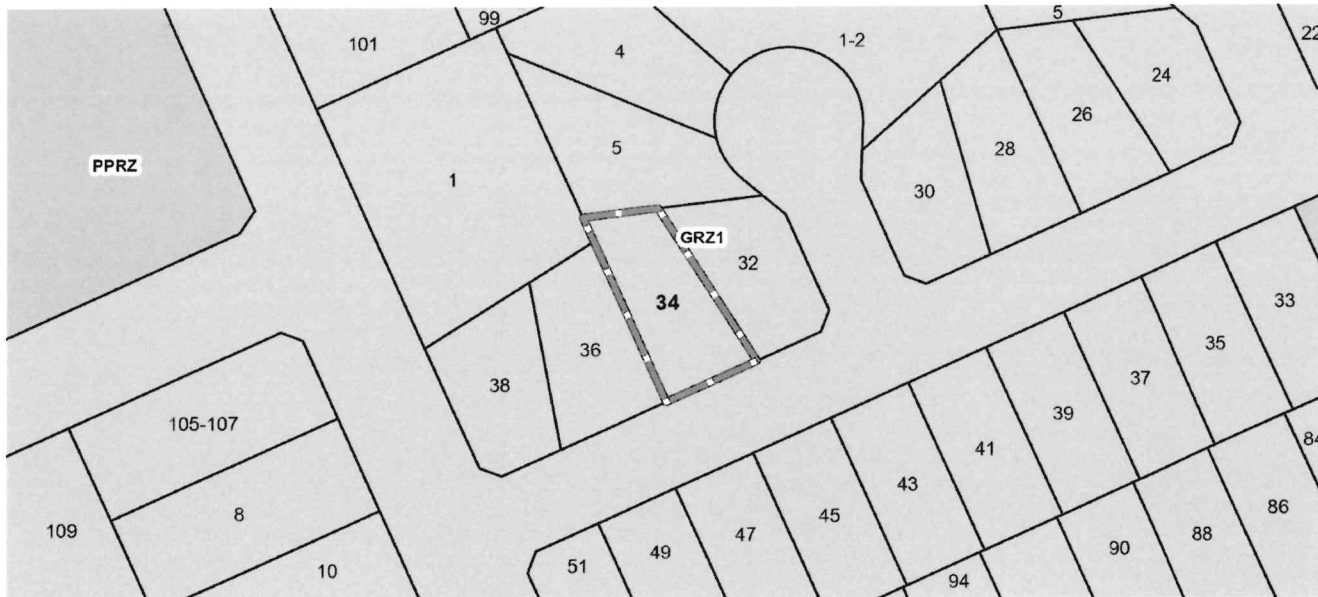
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

PPRZ - Public Park and Recreation

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

No planning overlay found

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Further Planning Information

Planning scheme data last updated on 17 February 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

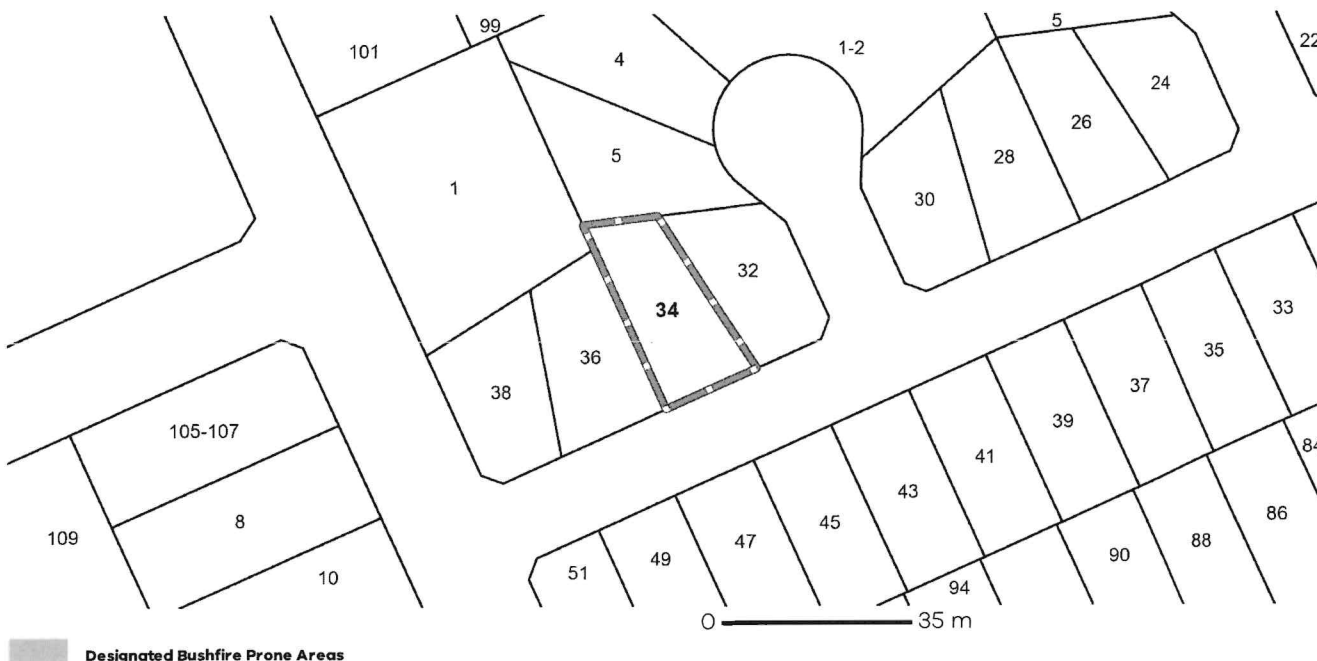
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Paid 1/10

Rates and Valuation Notice

Tax invoice issued on 01 September 2025
ABN 45 718 604 860

02 6071 5100 or 1300 365 222
rates@towong.vic.gov.au
www.towong.vic.gov.au



166178/A/001379 23 034
J A McGill
34 Hamilton Crescent
CORYYONG VIC 3707

Property Number
105300

Carried Forward Balance **\$0.00** + This Instalment **\$340.35** = Amount Payable **\$340.35**
Due 30 September 2025

Council Rates and Charges

For 1 July 2025 to 30 June 2026

Residential rates @ 0.00236700 x CIV	\$553.88
Municipal charge	\$347.00
Garbage (140L) Recycling (240L) and FOGO (240L)	\$495.00
Waste Facilities Management charge	\$104.00
Pension Concession	\$-266.00
Rates and charges	\$1,233.88

State Government Charges
Emergency Services and Volunteers Fund

ESVF - Residential @ 0.00017300 x CIV	\$40.48
ESVF - Residential	\$136.00
ESVF Concession	\$-50.00
ESVF Charges	\$126.48

2025/26 Total Charges \$1,676.36

Your property

Address: 34 Hamilton CRESCENT Corryong VIC 3707
Area: 0.055700 Hectares
Valuation code (AVPCC): 110.3 - Detached Dwelling (Existing)
Capital Improved Value: \$234,000
Site Value: \$66,000
Net Annual Value: \$11,700
Valuation at: 1 January 2025
Valuation effective from: 1 July 2025

Description:
Lot 93 57776 V08579 F044 Parish of Towong

Instalment 1 \$340.35 30 September 2025	+	Instalment 2 \$339.99 30 November 2025	+	Instalment 3 \$339.99 28 February 2026	+	Instalment 4 \$340.03 31 May 2026	=	Total \$1,360.36
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How to pay



Billers code: 21485
Ref: 9595067



Billers Code: 0883
Ref: 9595067

Visit www.postbillpay.com.au or phone 131 816 to pay with your Visa or Mastercard or pay in person at any Post Office with eftpos, Visa, MasterCard, cash or cheque.

Pay in person: Pay with eftpos, Visa, Mastercard, cash or cheque at:
• 33-37 Towong Street, Tallangatta
• 76 Hanson Street, Corryong

Mail: Detach and return this section with a cheque to:
• PO Box 55 Tallangatta VIC 3700



*883 9595067

Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2026 Property Number: 105300

Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2026 Property Number: 105300



500137923

3,439

1/1

166178/A/001379

✂



T:1300 361 633
newater.com.au

INFORMATION STATEMENT

Date Issued: 25 Feb 2026
Your reference: McGill
Statement no.: ISN-0000018626

SARGEANTS WODONGA & NORTH EAST CONVEYANC...

Customer Reference CON-00019044
Amount due \$540.01
Charge period 19 Feb 2026 to 19 Aug 2026

Property location: 34 HAMILTON CRES, CORRYONG, VIC, AUSTRALIA, 3707
Title details: L93 PS57776
Owner (as per our records): MCGILL
Purchaser:

Statement of charges from 19 Feb 2026 to 19 Aug 2026:

Previously invoiced to 18 Feb 2026	
Charges for the period 19 Feb 2026 to 19 Aug 2026:	\$131.77
Drinking Water Usage 21.00 kLs @ 2.91c/kLs	
Water Service Charge 20mm 182 days @ 0.81c	\$61.04
Sewerage Service Charge 182 days @ 1.10c	\$147.92
TOTAL	\$199.28
	\$540.01

How to pay

The corresponding BPAY reference numbers for this property are listed below:



Biller Code: 3004
Ref. Number: 12217946125

34 Hamilton Cres, CORRYONG, VIC, Australia, 3707

Encumbrance details:

Other information – Sec 158(4) Water Act 1989:

1. Water is available. There is a water main available to which this property can connect. Serviced with water. A service pipe has been installed for this property. Connected to water.
2. A water main and/or a sewer main traverses the property. Consent is required for any structure within one metre of a North East Water asset.
3. Sewerage is available. There is a sewer main available to which this property can connect. Serviced with sewerage. A connection point has been installed for this property. Connected to the sewerage system.
4. A sewer access point is on the property. No structure is permitted within one metre of a North East Water access point.

Additional information:

This statement has been prepared in accordance with Sec 158 Water Act 1989.

Please contact our office on 1300 361 633 prior to settlement to receive a verbal update on charges. Updates will only be provided within 3 months from the date of this statement. A new application is required for any updates outside this period.

Any plan provided with this Information Statement may contain details that have been sourced from old records, or may contain information provided by other parties to North East Water. North East Water cannot guarantee the accuracy of this plan and the information on it.

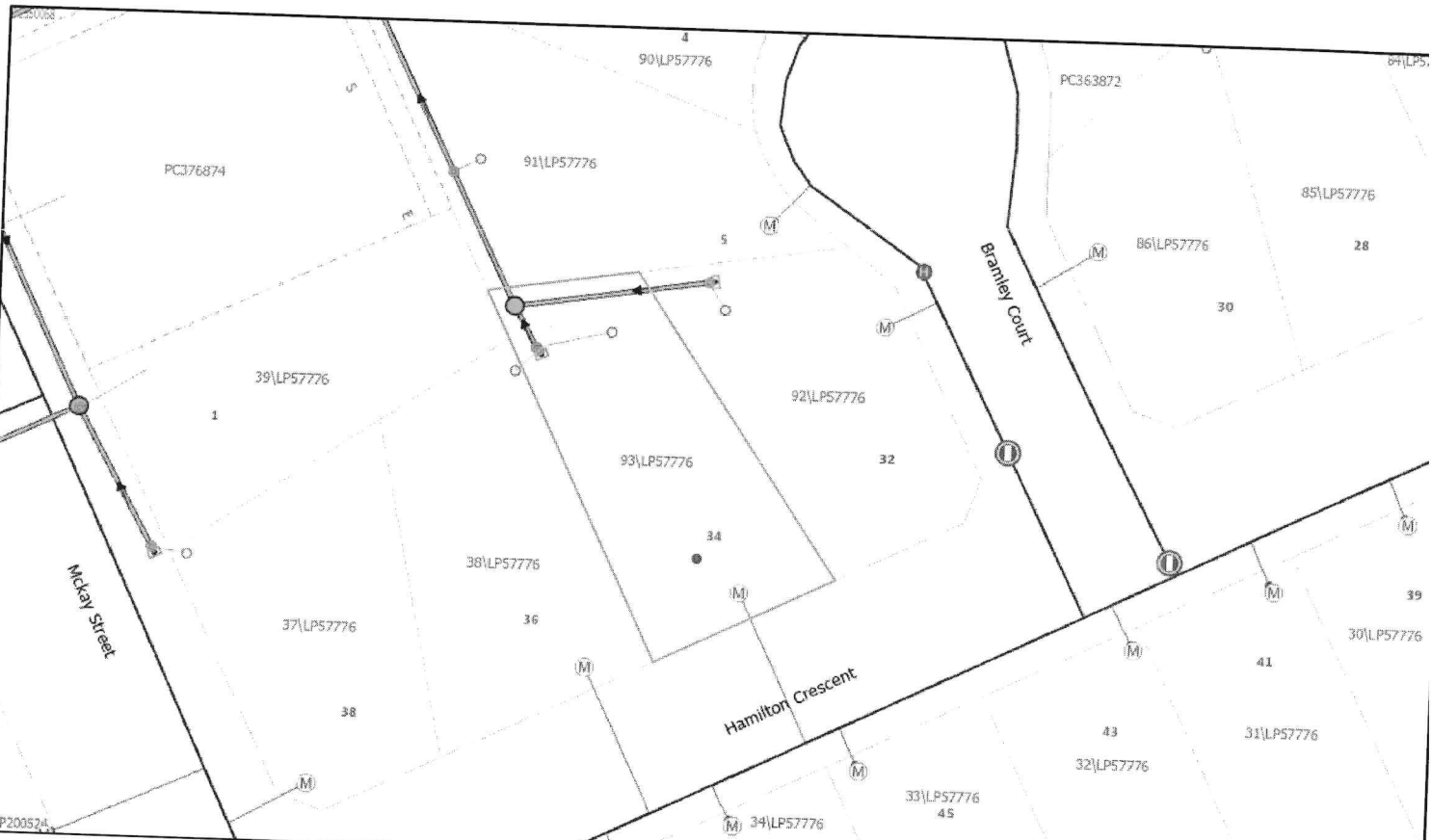
Unless otherwise stated, any consumption charges on this statement are estimations based on historical information. North East Water will take no responsibility for any variances incurred due to estimated consumption charges. Any variance in consumption charges will be transferred to the purchaser in full at settlement.

Authorised Person

Marni Jones

Marni Jones

General Manager Customers and Culture



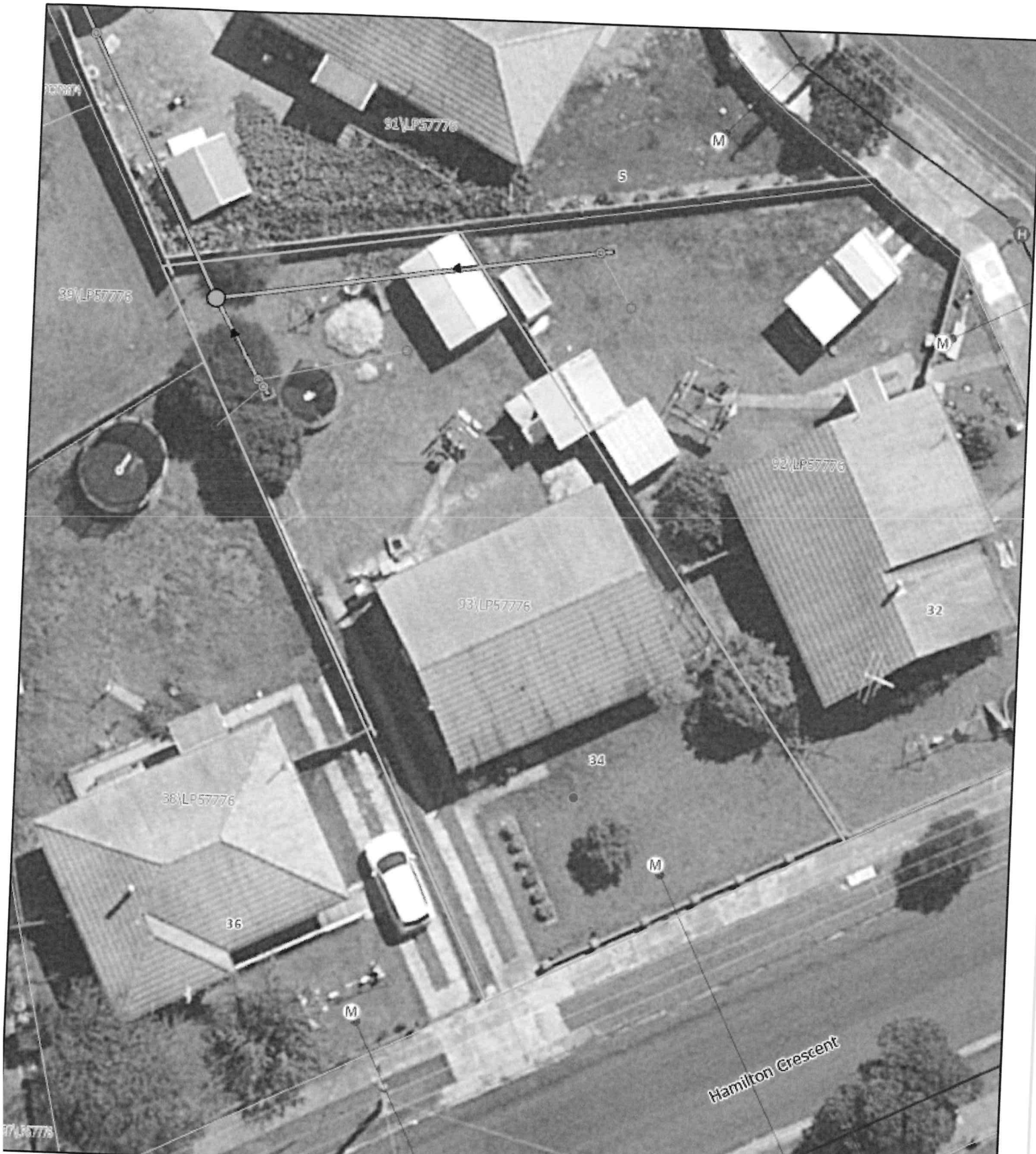
PO Box 863
 Wodonga, Victoria 3690
 83 Thomas Mitchell Drive
 Wodonga, Victoria 3690
 Telephone: 1300 361 622

WATER		SEWER	
Existing Water	New Water	Existing Sewer	New Sewer
Water Main	Water Service	Sewer Main	Sewer Service
Water Valve	Water Meter	Sewer Valve	Sewer Meter
Water Stopcock	Water Stopcock	Sewer Stopcock	Sewer Stopcock
Water Stopcock	Water Stopcock	Sewer Stopcock	Sewer Stopcock


Issue Date: 24/02/2026
Scale: 1:564



DISCLAIMER
 No guarantee is given to the accuracy and location of services provided on this plan. Verification and enquiries regarding locations can be obtained on site by contacting North East Water field staff on 1300 361 622. North East Water accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.




WATER				SEWER			


North East Water
 PO Box 863
 Wodonga, Victoria 3690
 83 Thomas Mitchell Drive
 Wodonga, Victoria 3690
 Telephone: 1300 361 622

Scale: 1:282

Issue Date: 24/02/2026



DISCLAIMER
 No guarantee is given to the accuracy and location of services provided on this plan. Verification and enquiries regarding locations can be obtained on site by contacting North East Water field staff on 1300 361 622. North East Water accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

Property Clearance Certificate

Land Tax



MASTERS ENTERPRISE P/L

Your Reference: MCGILL
Certificate No: 97805972
Issue Date: 19 FEB 2026
Enquiries: ESYSPROD

Land Address: 34 HAMILTON CRESCENT CORRYONG VIC 3707

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2056376	93	57776	8579	44	\$0.00

Vendor: JAMIE MCGILL
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR JAMIE ALEXANDER MCGILL	2026	\$66,000	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$234,000
SITE VALUE (SV):	\$66,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

Notes to Certificate - Land Tax

Certificate No: 97805972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$500.00

Taxable Value = \$66,000

Calculated as \$500 plus (\$66,000 - \$50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$2,340.00

Taxable Value = \$234,000

Calculated as \$234,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY 	Billier Code: 5249 Ref: 97805972
Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
www.bpay.com.au	

CARD 	Ref: 97805972
Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

Property Clearance Certificate updates are available at sro.vic.gov.au/certificates

Property Clearance Certificate

Commercial and Industrial Property Tax



MASTERS ENTERPRISE P/L

Your Reference: McGill
Certificate No: 97805972
Issue Date: 19 FEB 2026
Enquires: ESYSPROD

Land Address: 34 HAMILTON CRESCENT CORRYONG VIC 3707

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2056376	93	57776	8579	44	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110.3	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$234,000

SITE VALUE: \$66,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 97805972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



MASTERS ENTERPRISE P/L

Your Reference: MCGILL

Certificate No: 97805972

Issue Date: 19 FEB 2026

Land Address: 34 HAMILTON CRESCENT CORRYONG VIC 3707

Lot	Plan	Volume	Folio
93	57776	8579	44

Vendor: JAMIE MCGILL

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 97805972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 97805972</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 97805972</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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