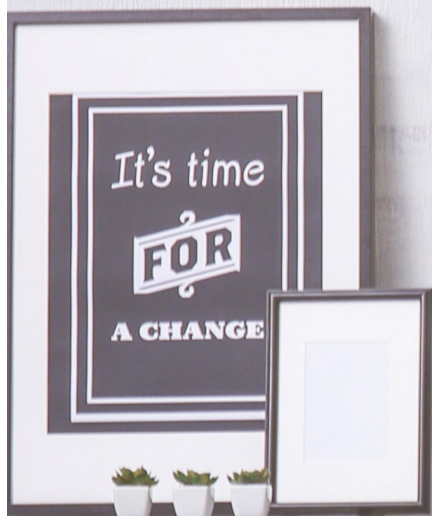


# i m a g e <sup>®</sup>

The Crown Property Group Australia Weekly Magazine





# welcome

## To Our Refreshing Boutique Agency

Crown Property Group Australia, situated at Shop 2,46 Slade Road Bardwell Park. Our boutique agency is known for its natural flair for developing imaginative marketing campaigns which communicate the most appealing features of their clients properties and capture the imagination of buyers.

- Unique
- Award Winning Agency
- Integrity
- Weekly Magazine
- 
- Open Communication
- Written Guaranteed Service
- Innovative & Pro-active
- Available 7 days a week
- 







# welcome

**ISSUE 586** Saturday 11th September 2021

Covid-19, otherwise known as Coronavirus, has impacted the way we live. The issues surrounding the impact of this virus are evolving on a day-to-day basis. Yes, things will change but we will continue to evolve with these new challenges.

As a community member we have taken extra precautionary measures within our office to ensure safety of our employees, consultants, contractors and any visiting patrons. We are currently working from home but are still here to assist.

At Crown Property Group Australia, we are thinking of all of those impacted by the COVID-19 pandemic, and we appreciate the healthcare workers, local communities, and governments around the world who are on the front line working to contain this virus.

Whether it is buying, selling, leasing or property management, our entire team are still here to assist you, and we look forward to continuing to help make your property dreams come true.

Kind Regards,

  
Zoran Veleski  
CEO



REAL ESTATE INSTITUTE OF NSW

**Business Hours:**

**Monday-Friday:**

8:45 am — 5:15 pm

**Saturday:**

8:45 am — 4:00 pm

**Sunday:**

By Appointment

Zoran Veleski 0411 350 999 (24/7)

**Corporate Office:**

Shop 2/46 Slade Road, BARDWELL PARK

Toll Free Number: **1800 70 70 88**

Facsimile: 02 8004 3464

Email: [enquiries@crownpnga.com.au](mailto:enquiries@crownpnga.com.au)

Web: [www.crownpnga.com.au](http://www.crownpnga.com.au)

An integral member of the Real Estate Institute of NSW, REI Accredited in residential property, member of the residential sales chapter & award winning agent of most prestigious awards in the industry. Crown Property Group Australia is keen to ensure that the end product we all deliver is of the highest standard.



**Front Cover:** Interior Living Room

In Tribute to the 20th Anniversary of 9/11

*We remember, honour and respect all who bravely responded, and all who fell as helpless victims. Twenty years later, all remain in our heart.*



"EVEN THE SMALLEST ACT OF SERVICE, THE SIMPLEST ACT OF KINDNESS, IS A WAY TO HONOR THOSE WE LOST, A WAY TO RECLAIM THAT SPIRIT OF UNITY THAT FOLLOWED 9/11."

BARACK OBAMA  
SUCCESS

## contents

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**ADVERTISING ENQUIRIES**

Zoran Veleski  
[zoran@crownpnga.com.au](mailto:zoran@crownpnga.com.au)

**GENERAL ENQUIRIES**

Feedback or ideas for the magazine  
[enquiries@crownpnga.com.au](mailto:enquiries@crownpnga.com.au)

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable, However we cannot guarantee its accuracy and any persons should rely on their enquiries. Dimensions are approximate.



# Questions to ask before moving to a new suburb



There are a whole host of reasons you may be looking to move to a new suburb, whether it be for a job opportunity, a lower cost of living, downsizing, upsizing, better schools or just for a change of scene. Whatever the reason is, everyone wants to make sure their new suburb will be a good fit to avoid having to face the pain of moving house all over again. Australians are one of the most mobile populations globally, where more than 40 per cent of Aussies change address every five years; that's about twice the worldwide average. The latest stats from Westpac show a third of Australian homeowners are planning to sell their home in the next five years.

To help you determine whether an unfamiliar suburb will suit you, here are some questions to consider before packing your bags, hiring a mover and shifting your whole life to a new suburb, city or interstate.

## Is it Safe?

You can gauge safety by looking into different crime statistics for a particular postcode. For example you can check NSW Bureau of Crime and Statistics and Research website's Crime Mapping Tool. Visit the suburb at night time to see if the public spaces and streets are well lit. Ask yourself if you would feel safe walking home alone? Are there lots of people around if you needed help, or are the streets largely deserted?

## Is it Noisy?

Before moving, it's essential to consider the potential for different kinds of noise pollution in the suburb that could disturb you while living there. It can even negatively impact your health over time, especially if you work from home or are a shift worker.

Check the streets surrounding the property you're considering on Google Maps to see if there are any noisy facilities, services or public works close by. Depending on your noise tolerance, things to watch out for could include schools, freeways, tips, train lines, bus routes, shopping centres, airports, race tracks, sports arenas, industrial areas, concert halls, nightclubs and live music venues.

Before you make an offer or apply for a rental, take a look at the council's website to see if there are any major infrastructure or redevelopment projects close to the property that may be noisy and impact traffic conditions down the track. When you go to an inspection, take note if you hear any barking dogs as you approach the property, large construction projects nearby, like a new apartment development, road works or level crossing removal, and the volume and frequency of traffic passing by. These are all factors you'll want to weigh up before moving to a new area.

## Is there a good community spirit?

A great place to start is searching for and joining any community-run Facebook Groups in your areas of interest. Try search terms like 'Community', 'Hub', 'Noticeboard', 'Crime Watch' with the suburb or council area you're researching. There are thousands of these kinds of community groups out there. Scroll through the posts and topics of discussion, and you'll get a feel for what is most important to locals and gauge community spirit. These pages also allow you to see if there are interesting local events, sports clubs or markets, and provide hints on any current issues, red flags or negatives to living there.

Spend a day in your suburb of interest to get a read on the general vibe and the community. Take a wander down the main street, get lunch at the local café and people watch, grab some groceries at the supermarket and try striking up a conversation with a local to see what they like or don't like about the area.

## Will I be happy there?

Having easy access to the people and activities you love most in the world will have a large bearing on your happiness, mental health and overall well-being in your new suburb. Consider how you spend most of your time outside work. If you regularly hang out with friends and family, you may want to be no more than 15 minutes away, so you can easily make impromptu catch-ups and visits. If daily gym sessions or swims are a top priority, you'll need to make sure you're happy with the facilities and memberships offered at the local gym and pool. Maybe you'll want to join a local boot camp as a way of meeting new people and keeping fit?

If you're a foodie, you'll want to check out the local brunch scene, visit the bakery, sample the coffee and see what's available on UberEATS before moving in..



## Can I afford it?

Lastly and crucially, it would be best to determine whether you can afford to buy or rent a home in your suburb of interest. It's no good to find a safe, quiet area with great community spirit and amenities, only to be shocked to realise you've blown the budget! Take a look through the properties currently advertised for sale and rent on Homely to see if the median list price is comfortably within your financial means. If you're planning to buy, you may also like to look at recent sales in the area. On top of rent or mortgage repayments, you'll need to factor in additional costs to see if the new suburb would suit your current household income. You may want to figure out how much petrol you'll use on average, parking expenses if you drive to work or the cost of public transport for your new commute.

Set up a quick budget factoring in all your monthly expenses like groceries, eating out, internet, fitness, utilities, subscriptions, transport, childcare, school fees, rates and the mortgage/rent to ensure your planned move is feasible in the long-term and won't put you under financial strain.



# Open for Inspection Saturday 11th September 2021

- apartment
- house
- townhouse/villa
- duplex/semi/terrace
- land
- commercial
- business

## SELLING NOW

Suburb	Address	Bed	Bath	WC	Car	Legend	Price Guide	By Appointment
Bardwell Valley	53 Sackville Street	4-5	4	5	2	●		●

## LEASING NOW



**BARDWELL Park** 9 Hartill-law Avenue  
**Rent:** \$500p/w gst inclusive **Property:** Shop & Retail  
**Open For Inspection:** By Appointment



Available Now

**PROMINENT LOCATION - 29SQM**

Located in the heart of Hartill - Law Ave Bardwell Park business district, set amongst restaurants and cafes and conveniently located close to public transport & Bardwell Park railway station This modern, shop offers: Large open windows facing Hartill - Law Ave, offering unlimited signage opportunities: Modern & high passing traffic in the heart of Hartill - Law Ave. Suitable uses office, music studio, accounts, solicitor, architects, beauty salon & more!



**BANKSIA** 33/26 Wolli Creek Road  
**Rent:** \$425p/w **Property:** Apartment  
**Open For Inspection:** By Appointment Only  
**FULLY RENOVATED & VERY CONVENIENT TO ALL AMENITIES**



Available Now

This two-bedroom apartment located in an ideal location being close to transport, schools, and local shops. Within easy reach of the Sydney CBD, beaches, and the best of the Sydney's city fringe. In a solid, well-maintained block opposite leafy Gardiner Park. The apartment is just 650 metres from Banksia Railway Station, offering a city commute under 20 minutes. It's also a short drive from the attractions of King Street Newtown, and a few minutes from Lady Robinson's Beach, Brighton Le Sands. Fully renovated apartment offering a sizeable open plan living space, opening onto a private balcony with tranquil treetop views. Freshly painted with new floor covering, Built ins, modern kitchen and bathroom with bathtub. Split system air conditioning and LUG. You must see this property!



**BEXLEY NORTH** 71 New Illawarra Road  
**Rent:** \$500p/w **Property:** House  
**Open For Inspection:** By Appointment Only  
**HOUSE FOR STORAGE PURPOSE ONLY !!**



Available Now

Art Deco home with an easy stroll to Bexley North Shopping Village, Railway station, school and transport. House suitable for storage purposes only. Short term lease available..



**EARLWOOD** 538a Homer Street  
**Rent:** \$390p/w **Property:** Studio  
**Open For Inspection:** By Appointment Only  
**SELF CONTAINED (PARTLY FURNISHED) OWN SECURE COURTYARD & SMALL PET ALLOWED**



Available: Now

As new contemporary design studio Walk to public transport, 412 Bus service (Campsie, Earlwood, Newtown, RPA Hospital & City), schools and Bexley North Railway station, moments' drive to Earlwood shopping village. Freshly painted, Senior wood flooring, modern polyurethane kitchen with gas cooking, vogue designer bathroom, own tranquil private secure fully fenced paved & pebble create courtyard. Portable wardrobe, remote control ceiling fans. Beko washing machine & dryer, microwave oven, refrigerator. TV connected to free to air digital channels, Rinnai gas hot water system. Dux split system air conditioner. Fusion four-seater dining table.

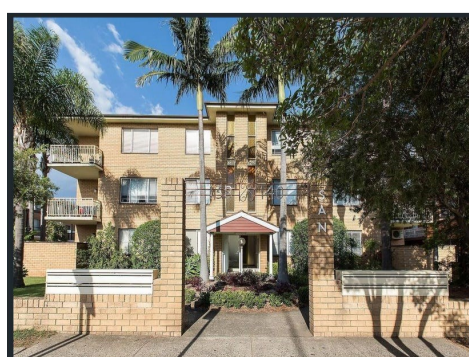


**ST PETERS** 144 Church Street  
**Rent:** \$750p/w **Property:** Terrace  
**Open For Inspection:** By Appointment Only  
**GREATER INNER CITY LIVING (PETS CONSIDERED ON APPLICATION)**



Available: Now

This fantastic terrace home right on the fringe of the Inner City offers excellent sized bedrooms with wardrobes in main, located in a cul-de-sac street. Only a short stroll to Sydney Park, King Street Newtown, St Peters Railway station, school & with great public transport services nearby makes this property a must to inspect. Featuring new carpets in bedrooms, freshly painted, period style bathroom with bathtub, internal laundry, cyprus polished timber floorboards, split system air conditioner units, loft bed in 2nd bedroom, rear foot access via back street, verandah off main bedroom. onvenience plus, get in quick, first to see will rent



**SANS SOUCI** 18/138-140 Chuter Avenue  
**Rent:** \$445p/w **Property:** Apartment  
**Open For Inspection:** By Appointment Only  
**STONE THROWS TO BEACH - PRIME LOCATION**



Available: Now

Ideally located to enjoy a relaxed lifestyle with every facility nearby and perfectly positioned in the heart of Ramsgate with a huge selection of shops, cafes, public transport, schools, and Lady Robinsons Beach. Featuring large combined lounge and dining, bath and separate shower, balcony, built in wardrobe, internal laundry and under cover parking. Don't miss this one!





## 'SACKVILLE VIEWS' UNSURPASSED PINNACLE LIVING + POTENTIAL FOR 2BRM GRANNY FLAT (STCA)

53 Sackville Street

**Style & Location:** Welcome to "Sackville Views", an unsurpassed pinnacle of luxury living and entertaining on the exclusive Bardwell Valley Golf course. Ensclosed within an enclave of elite homes lining the pristine greens of Bardwell Valley Golf Course in Sydney's sought-after Southern suburbs. Sun-drenched North Easterly rear facing aspect with uninterrupted 180 views of Sydney City skyline, manicured fairways of Bardwell Valley golf course & surrounding districts. This contemporary two story 4 - 5 -bedroom brick & tile home set in a peaceful & blue-ribbon location. High on convenience, the home is positioned close to several Train Stations, Sydney Airport, St George hospital, Silver Jubilee Park, schools, cafes & Bexley shopping village. Moments' drive to, Westfield Hurstville & Pagewood, Rockdale Plaza & Lady Robinson Beach Brighton Le Sands.

**Main Rooms:** Italian marble flooring downstairs, with brand new carpet in bedrooms & upstairs. Four bathrooms in total, built-ins, balconies front & rear, two laundries, at rear you have ample size under cover BBQ area for those Sunday brunches & special family occasions, pop out the back door to golf course. Lock up garage with internal access plus additional car space on driveway, gas bayonets, easy maintenance gardens, ample storage, potential for granny flat STCA & more...

**Additional Features:** Italian marble flooring downstairs, with brand new carpet in bedrooms & upstairs. Four bathrooms in total, built-ins, balconies front & rear, two laundries, at rear you have ample size under cover BBQ area for those Sunday brunches & special family occasions, pop out the back door to golf course. Lock up garage with internal access plus additional car space on driveway, gas bayonets, easy maintenance gardens, ample storage, potential for granny flat STCA & more...

**Summary:** Reward yourself with this rare opportunity lifestyle haven of contemporary style, space and designed for those who demand excellence. Location and position like this are scarcely available nowadays so don't miss out. "SACKVILLE VIEWS", first time offered in over 20 years. The lucky purchaser will see in the NYE fireworks & start 2022 with a BANG!!!

### **i** BUYERS INFORMATION **HOUSE**

4-5 4 5 2

**VIEW:** By Appointment Only

**SELLING NOW:** Openn Negotiation— Flexible term On line Auction

**AUCTION:** Sunday 26th September 2021 ONLINE at 12pm, unless sold prior

**OUTGOINGS:** Council \$490p/q\* | Water \$225p/q\*

**LAND SIZE:** 10.16m x 47.996m = Total 488sqm \*

**LEGEND:** \* Approximately

**AGENT:** Zoran Veleski  
0411 350 999 ( 24 / 7 ) >



1800 70 70 88  
www.crownpga.com.au

53 Sackville Street, Bardwell Valley



# Sold

Your Success Is Our Success

Actual View

## THREE REASONS TO BUY

### 113 Slade Road

**Style & Location:** First time offered in 33 years, this is a rare opportunity to own a home with an easterly facing aspect with uninterrupted views of Illoura & Wollie reserve. This contemporary elevated home set in a peaceful cul-de-sac street. 5 to 10-minute walk or drive to Bardwell Park Railway station, Bexley North Public Schools & transport, moments' drive to, Westfield Hurstville & the all new Roselands Centro Shopping Centre.

**Main Rooms:** Bright large living area with open fireplace, dining adjacent, 3 gracious size bedrooms, main with built-in robe, Modern polyurethane eat in kitchen with gas cooking, full bathroom with shower & separate bath.

**Additional Features:** Bonus 2-bedroom flat at rear, 150mm wide polished Cyprus timber floors, built-ins, ample size terrace overlooking surrounding suburbs, Illoura & Wollie reserve. Own private road as the main entrance to a handful of houses only, leading to a 4 – 5 vehicle accommodation parking, internal laundry, ample storage under the house & outside 3<sup>rd</sup> WC.

**Summary:** A rare opportunity lifestyle haven of contemporary style, space and superior quality.

## BUYERS INFORMATION HOUSE

3 - 5 2 3 4 - 5

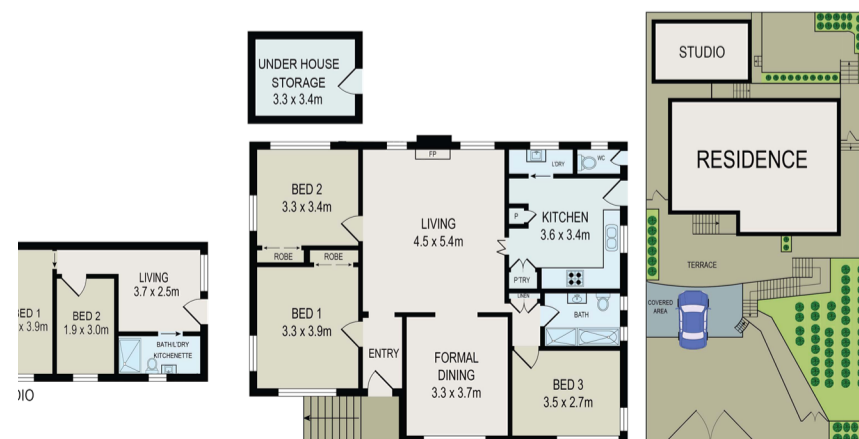
**SALE PRICE:** \$1,300,000

**OUTGOINGS:** Council \$510p/q\* | Water \$220p/q\*

**LAND SIZE:** 14.9m x 35.45m = Total 524sqm \*

**LEGEND:** \* Approximately

**AGENT:** Zoran Veleski  
0411 350 999 ( 24 / 7 ) >







# Sold

Your Success Is Our Success

**VERY AFFORDABLE,**  
3/48 Washington Street

**BEXLEY**

**Style & Location:** This great two-bedroom apartment is located on the ground floor of a small boutique block of 12, this beautifully maintained apartment offers easy care living convenience. 10 minutes' walk to desirable cosmopolitan Kogarah shopping village, café culture, boutique fashion stores, restaurants, Kogarah Sports Centre, Kogarah Railway station, Seaforth Park and schools.

**Main Rooms:** Open-plan living with a modern kitchen, built-in wardrobes and a bathroom with bathtub.

**Additional Features:** Light and airy, internal laundry, split system air conditioning & balcony off living area. Enter via Harrow Road or Dunmore Street to Washington Street. Shares one common wall & under cover parking available.

**Summary:** This apartment presents a great opportunity for the first home buyer to enter the property market or as a great investment, adaptable to most - young families, executive couples & downsizers / retirees buyers alike. Move in now and soak up all the lifestyle advantages this affordable apartment has to offer. Hurry will be sold!

bexley

**i BUYERS INFORMATION UNIT**

- 2
- 1
- 1
- 1

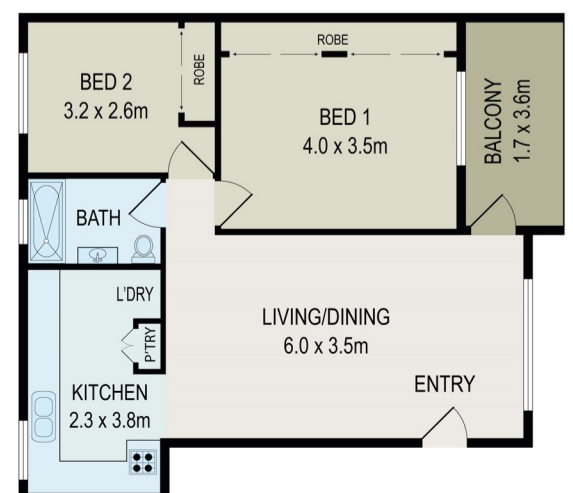
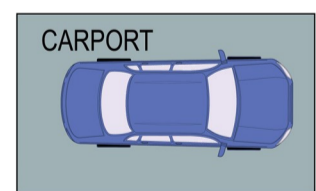
**SALE PRICE:** \$555,000

**OUTGOINGS:** Council \$354p/q\* Water \$225p/q\* Strata \$730p/q\*

**LAND SIZE:** Total 75sqm\*

**LEGEND:** \* Approximately

**AGENT:** Zoran Veleski  
0411 350 999 ( 24 / 7 ) >



**1800 70 70 88**  
[www.crownpga.com.au](http://www.crownpga.com.au)

All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely on their own inquiries. Agent has an interest. Some of the photos used in the marketing were taken before the current tenant's occupation.





# Sold

Your Success Is Our Success

## GREENFIELD CIRCA 1930S FOR GRANNY FLAT 5 Kingsgrove Avenue

**Style & Location:** This captivating Californian Bungalow showcases a winning combination of period style with contemporary comfort, charm & size. It all starts with a good size block of land with parking available for multiple cars. Traditionally, the front veranda has been maintained, overlooking a large landscaped style garden, as the weather increasingly warms, one of the finest places to enjoy a gin and tonic is on the veranda of a Californian Bungalow. This original period style full brick & tile home set in a convenient location, with sun-drenched Northerly rear aspect. Walk to public transport, local shopping villages, schools & 300m to Railway Station. Moments' drive to, Westfield Hurstville & Roselands Shopping Centre (10 – 15 minutes).

**Main Rooms:** Currently a 3-bedroom house, formal living with fireplace (not in use currently), dining off kitchen & modern period style bathroom.

**Additional Features:** Period features e.g. fireplace, high patterned ornate ceilings, French doors, leadlight windows & Cyprus timber floors. Driveway to the rear & off-street parking facilities, storage or study. Gas cooking & hot water, 2<sup>nd</sup> WC externally & rear gate access to Kingsgrove Reserve. This is a property for everyone, investors, home occupiers, builders and developers. A perfect place for a family to start or even someone to rebuild their dream home on. Potential for granny flat subject to council approval.

**Summary:** This is a property of unlimited possibility bound by your imagination, here for updating, extending or even creating a two storey home of your dreams (subject to council approval). Ideal to live in now and renovate or develop later. Potential and position like this are rarely available nowadays so don't miss out. This is a desirable opportunity to obtain your very own period style home.

<i>i</i>	<b>BUYERS INFORMATION</b>	<b>HOUSE</b>	3		1		2		2	
----------	---------------------------	--------------	---	--	---	--	---	--	---	--

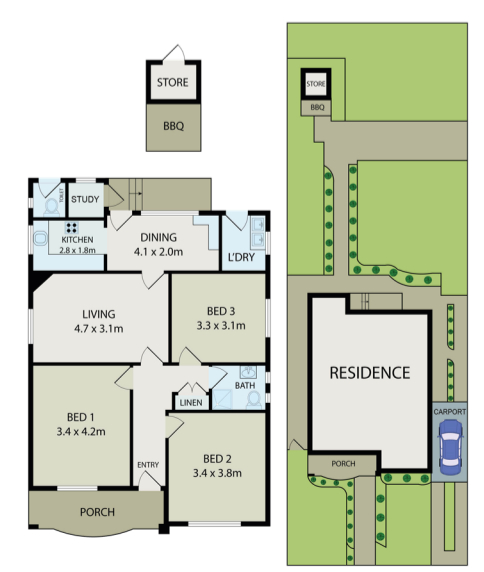
**SALE PRICE:** \$1,240,500

**OUTGOINGS:** Council \$477p/q\* | Water \$540p/q\*

**LAND SIZE:** 12.34m x 36.60m = Total 451sqm \*

**LEGEND:** \* Approximately

**AGENT:** Zoran Veleski  
0411 350 999 ( 24 / 7 ) >



1800 70 70 88  
www.crownpga.com.au

0 1 2 3 4 5  
All information contained herein is gathered from all sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.  
5 Kingsgrove Avenue, Kingsgrove

kingsgrove





# Sold

Your Success Is Our Success

**CONTEMPORARY**  
13 / 124 — 132 D

**Style & Location:** This immaculate contemporary living. It's conveniently located approximately 5 minutes from schools, local parks and Bankstown CBD

**Main Rooms:** Spacious open plan design provides effortless outdoor flow, covered balcony with northerly aspect ideal for relaxing and entertaining friends, designer kitchen boasting stone island bench and gas cooktop, large living area featuring a dining plus two bedrooms & main bedroom connects to the balcony.

**Additional Features:** Bright interiors with quality finishes displayed throughout, internal laundry, single car space within basement car park plus storage cage, built-ins, Fujitsu air conditioning in living area & main bedroom, 2nd separate WC, gas bayonet, lift access & gas hot water.

**Summary:** This apartment presents a great opportunity for the first home buyer to enter the property market with low maintenance lifestyle or as a great investment, adaptable to most - young families, executive couples & downsizers / retirees buyers alike. Move in now and soak up all the lifestyle advantages this affordable apartment has to offer. Hurry will be sold!

**BUYERS INFORMATION**

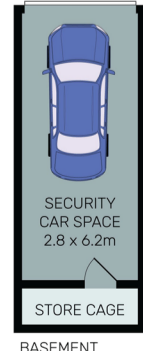
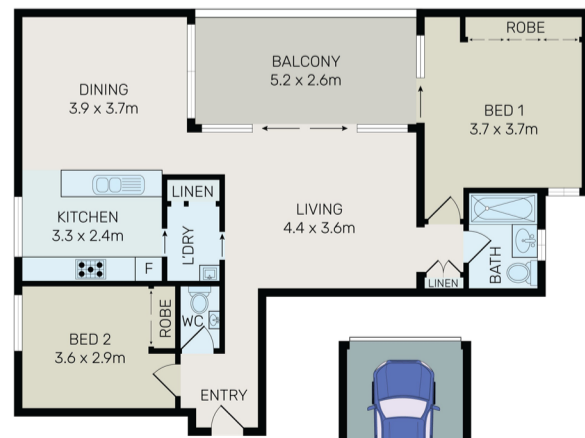
**SAL PRICE:** \$491,500

**OUTGOINGS:** Council \$305p/q \* Water \$150p/q\* Strata \$670p/q\*

**AREA SIZE:** Internal: 95sqm\* Total 110sqm\*

**LEGEND:** \* Approximately

**AGENT:** Zoran Veleski  
0411 350 999 ( 24 / 7 ) >



yaggoona



1800 70 70 88  
www.crownpga.com.au

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# Leasing Local & Metropolitan Sydney

## time for a new outlook on your investment?



look in our direction and feel relaxed that your investment property is being looked after.

We offer a total management service tailored to suit your needs. Our portfolio of property rentals ranges from \$300 to over \$1,000 per week, all managed by us with the same level of care and professionalism.

Our premium brand attracts quality tenants for your property, we welcome your call today and we'll be happy to show you how we do things differently.

That's why so many property owners refer their family and friends who own investment properties to Crown Property Group Australia. That's the finest compliment we can receive.

Ranging from studios to penthouses, luxury homes, units, villas and terraces Zoran Veleski has it all covered.

Every Real estate company offers the same marketing, reaching the same potential tenants, but we consistently obtain the best prices while retaining our integrity. We have a reputation for strenuously pursuing – and achieving – the absolute best price.

### HOW CAN WE HELP YOU?

More than just sales, Crown Property Group Australia specialise in **Property Management & Leasing**. It will be easy for you to make the switch to Crown Property Group Australia.

If you are considering leasing or making the switch and you're looking for an agent who will understand your property management needs. Please call Zoran Veleski on **0411 350 999** (24/7).

### WHERE YOU DEAL ONLY WITH THE PRINCIPAL OF THE PROPERTY MANAGEMENT DEPARTMENT

#### ARE YOU GETTING THE RETURN YOU WANT ON YOUR INVESTMENT PROPERTY?

Contact our Property Management on **1800 70 70 88** and rest easy in the knowing that our team of experts will give you sound advice and get the best outcome for your investment.

Ask Zoran today how to achieve premium results that do not happen by chance.

### Recently LEASED

**Bexley**, Kingsland Road  
2 Bedroom Unit, \$460p/w

**Bexley**, Caledonian Street  
3 Bedroom House, \$600p/w

**Blakehurst**, West Street  
3 Bedroom House, \$670 p/w

**Bronte**, Bronte Road  
2 bedroom Apartment, \$700p/w

**Chipping Norton**, Mead Ave  
2 bedroom Apartment, \$450p/w

**Earlwood**, Homer Street  
3-4 Bedroom House, \$880 p/w

**Earlwood**, Baringa Road  
4 Bedroom House, \$650 p/w

**Hurstville**, Barnards Avenue  
2 Bedroom House, \$460p/w

**Kingsgrove**, Rainbow Crescent  
3 Bedroom House, \$720 p/w

**Marrickville** Anne Street  
3 Bedroom Apartment \$680p/w

**Rockdale**, Watkin Street  
2 Bedroom Apartment, \$350p/w

**Turrella**, Victoria Street  
3 Bedroom House, \$550 p/w



# Hello.

How can we help you today?

Sales

Leasing

Property Management

Strata

Buyers & Business Agent

We welcome your enquiry



# Community Involvement



The most rewarding aspect of work is helping people. Whether buying, selling or renting, property is not about bricks & mortar - its about people.

Community involvement is an important part of our identify as a business, and it's something we'll continue to work hard at.

*Zoran Veleski is an active member with Bundeena NSW Rural Fire Brigade and was deployed to assist with the 2019—2020 Bushfire crisis and was awarded with the NSW Premier's Bushfire Emergency Citation for his contribution.*



*Zoran Veleski and Crown Property Group Australia have raised over \$50,000 for MS with Zoran taking part in the Gong Bike Ride since 1996 and reaching Ruby status.*



*A few of the local schools, clubs and community groups we have supported throughout the years.*





## **Registration of Purchaser's Interest**

Property Address \_\_\_\_\_

### **What do I do?**

The first step is to put your best offer forward to the property consultant. This offer is one that you believe is the correct value of the property, in accordance with other homes you have seen. From here, be prepared to negotiate. We suggest that placing a reasonable offer is a very good place to start sale proceedings. Once the offer has been submitted, our property consultant will do their foremost to negotiate a sale agreeable to both parties.

In the past, it was the seller's and agent's opinions that mattered; now it's your turn. You have a simple way of negotiating your dream home, which you would have previously missed.

NAME: \_\_\_\_\_

Or

COMPANY NAME: \_\_\_\_\_

ABN: \_\_\_\_\_ POSITION HELD: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ WORK: \_\_\_\_\_ MO-

BILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROOF OF IDENTITY: DOCUMENT TYPE: \_\_\_\_\_

DOCUMENT IDENTIFIER/NUMBER: \_\_\_\_\_

PURCHASERS SOLICITOR: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

I would like to submit the following offer on the above property \$ \_\_\_\_\_

Authorisation \_\_\_\_\_ Date \_\_\_\_\_



# HOME LOAN REPAYMENT GUIDE

RATE P.A	15	20	<u>25</u>	30
4.50%	7.65	6.33	5.56	5.07
4.75%	7.78	6.46	5.70	5.22
5.00%	7.91	6.60	5.85	5.37
5.25%	8.04	6.74	5.99	5.52
5.50%	8.17	6.88	6.14	5.68
5.75%	8.30	7.02	6.29	5.84
6.00%	8.44	7.16	6.44	6.00
6.25%	8.57	7.31	6.60	6.16
<u>6.50%</u>	8.71	7.46	<u>6.75</u>	6.32
6.75%	8.85	7.60	6.91	6.49
7.00%	8.99	7.75	7.07	6.65
7.25%	9.13	7.90	7.23	6.82
7.50%	9.27	8.06	7.39	6.99
7.75%	9.41	8.21	7.55	7.16
8.00%	9.56	8.36	7.72	7.34
8.25%	9.70	8.52	7.88	7.51
8.50%	9.85	8.68	8.05	7.69

## HOW TO CALCULATE MONTHLY LOAN REPAYMENTS

Choose the ratio applying to the relevant interest rate and term of the loan. Then multiply this by the number of thousands of dollars required to be borrowed.

E.g. If your loan is for \$265,000 and the interest rate is 6.50% over 25 years, then the following calculation will give you the monthly loan repayment.

<b>265</b>	<b>x</b>	<b>6.75</b>	<b>=</b>	<b>\$ 1,788.75</b>
amount of loan in thousands		ratio from table		monthly loan repayment

## COMPLIMENTS OF



**Zoran Veleski**  
CEO, Crown Property Group Australia

M: 0411 350 999 24/7  
D: 02 8319 0280  
F: 02 8004 3464  
E: zoran@crownpnga.com.au

Call anytime for a **COMPLIMENTARY MARKET APPRAISAL**

All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.



**1800 70 70 88 / 24hrs - 7 DAYS**  
MOVING **SYDNEY..** [www.crownpnga.com.au](http://www.crownpnga.com.au)

**Corporate Office:** Shop 2/46 Slade Road, BARDWELL PARK NSW 2207 AUSTRALIA



# Stamp Duty On Conveyances

Consideration not exceeding \$	Duty
100,000	1,990
110,000	2,340
120,000	2,690
130,000	3,040
140,000	3,390
150,000	3,740
160,000	4,090
170,000	4,440
180,000	4,790
190,000	5,140
200,000	5,490
210,000	5,840
220,000	6,190
230,000	6,540
240,000	6,890
250,000	7,240
260,000	7,590
270,000	7,940
280,000	8,290
290,000	8,640
300,000	8,990
310,000	9,440
320,000	9,890
330,000	10,340
340,000	10,790
350,000	11,240
360,000	11,690
370,000	12,140
380,000	12,590
390,000	13,040
400,000	13,490
410,000	13,940
420,000	14,390
430,000	14,840
440,000	15,290
450,000	15,740
460,000	16,190
470,000	16,640
480,000	17,090
490,000	17,540
500,000	17,990
510,000	18,440
520,000	18,890
530,000	19,340
540,000	19,790
550,000	20,240
560,000	20,690
570,000	21,140
580,000	21,590
590,000	22,040

Consideration not exceeding \$	Duty
600,000	22,490
610,000	22,940
620,000	23,390
630,000	23,840
640,000	24,290
650,000	24,740
660,000	25,190
670,000	25,640
680,000	26,090
690,000	26,540
700,000	26,990
710,000	27,440
720,000	27,890
730,000	28,340
740,000	28,790
750,000	29,240
760,000	29,690
770,000	30,140
780,000	30,590
790,000	31,040
800,000	31,490
810,000	31,940
820,000	32,390
830,000	32,840
840,000	33,290
850,000	33,740
860,000	34,190
870,000	34,640
880,000	35,090
890,000	35,540
900,000	35,990
910,000	36,440
920,000	36,890
930,000	37,340
940,000	37,790
950,000	38,240
960,000	38,690
970,000	39,140
980,000	39,590
990,000	40,040
1,000,000	40,490
+ \$5.50 for every \$100 or part	

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable, However we cannot guarantee its accuracy and any persons should rely on their enquiries. Calculation of Stamp Duties are approximate.



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