

# image<sup>®</sup>

The Crown Property Group Australia  
Weekly Magazine



ISSUE 587 SATURDAY 18th September 2021

MOVING SYDNEY<sup>®</sup>

# 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 587** Saturday 18th 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:**

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

Facsimile: 02 8004 3464

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Web: [www.crownpga.com.au](http://www.crownpga.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: Mindfulness

## contents

- 4 things you could do every day to improve your mental health**
- 5 open for inspection list**
- 6 feature property**
- 7 sold properties**
- 11 leasing local & metropolitan sydney**
- 12 Community Involvement**
- 13 hello: how can we help you today?**
- 14 registration of purchaser's interest**
- 15 mortgage calculator**
- 16 stamp duty on conveyances**

**ADVERTISING ENQUIRIES**

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**GENERAL ENQUIRIES**

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

# Things you could do to improve your mental health



Our mental health affects how we think, feel, act and generally cope with life. Neglecting our mental health can lead to serious mental health concerns, such as anxiety or depression, and can have a flow-on effect on everything we do. It can also affect us physically, affecting our ability to make healthy decisions and fight off chronic diseases.

So, what are some things we can do every day to improve our mental health?

## Positive Affirmations

Positive affirmations are a popular technique used in Cognitive Behavioural Therapy, which can replace a person's existing thoughts that may be untrue and detrimental to their own mental health, with ones that affirm one's self-worth positively. Consistency and repetition are definitely key in seeing results! Most people will definitely need to practise this on a daily basis, whether it's through repeating a positive phrase to themselves every morning or writing it down, or even doing some mirror work where they look themselves in the eyes whilst saying it. Some people have a really low self-image, which can take a lot of time to correct, and it is normally an ongoing process.

Believing in affirmations takes time and unfortunately for most it is not an overnight thing! It is the result of weeks and months' worth of self-work, where a person continually re-affirms what they've been saying to themselves. It's a process of literally trying to train your brain into believing what you're saying and stopping that negative inner voice.

## Exercise

Exercise offers so much more than a healthy body — it can be the foundation of a healthy mind too. Getting in some exercise every single day (even if it's just a brisk 30-minute walk) can do wonders for your mental health. You've probably heard this (and felt the effects) of the feel-good endorphins that exercise emits, triggering a positive feeling in the brain and body. The trick with exercise is usually the first step. We can spend all day dreading doing it, but if you simply get your exercise gear on and force yourself out the door, you're halfway there.

## Mindfulness activity

The phrase 'mindfulness' can at first sound a little woo woo for some people, but mindfulness doesn't have to be an out-there activity. We've heard about the benefits of mindful activities like yoga and meditation, but the truth is, many activities we do throughout the day can be considered 'mindful' so long as you take a moment to bring yourself into the present. Things like cooking or having a bath may be part of your everyday routine and the great news is that you can make these activities mindful ones if you focus on being in the here and now. Whatever activity you're doing, start by being fully present, rather than being overwhelmed or stressed from your thoughts or the day's activities. Consider what you're actually doing rather than doing it on auto-pilot, without thinking or with other distractions.

## Make Connections

As humans, we need connection with other humans — in fact, we actually thrive on social interactions. Research shows that having a strong network of support or strong community bonds fosters both emotional and physical health and is an important component of adult life. Even small connections with other humans have been proven to improve our mood, so try to develop social connections whenever you can (even if it's just buying a stranger or colleague coffee). You'll be guaranteed to improve your mood with this connection.

## Be generous

Being generous doesn't have to mean spending a lot of money, or in some cases, spending any money. A person can be generous with their time or thoughts, so if you don't have cash to burn on gifts, or being generous with your money, send a thank you note or offer someone your time. While some of us aren't naturally generous, it's a great act to practise, which will actually end up making you — and someone else — feel good.

## Practise gratitude

Expressing gratitude can do wonders for our souls, especially if you make it a daily habit. Gratitude is imperative for putting our lives in perspective and making us appreciate everything we have. Saying thanks to the universe or even to a complete stranger makes you feel connected and aware of the abundance in your life. This helps to be able to appreciate the smaller things, rather than always feeling like you need to seek out the bigger things. Feeling grateful for the little things brings a lot of satisfaction and sometimes we need to take some time to be mindful to actually do that.



## Talk to someone

Sometimes if you're feeling low, stressed, or generally out of sorts, being able to verbalise those feelings can do wonders. It might help to have someone there for you to vent your feelings, and it might help to have someone offer advice to manage. Seek out a loved one or friend, however if you don't feel comfortable chatting to someone close to you, seek out the help of a professional. A professional can help arm you with the right advice and specific ways to approach things, whilst being there to work through any issues that might arise.

Services like Beyond Blue and Lifeline provide free over the phone support with trained experts. Services like Lysn provide access to psychologists via phone or video chat, which can be accessed from the comfort of your own home. These kinds of services can be available at your discretion so can really help if you are running a busy schedule as you can engage in therapy when it suits you — no matter the time.

# Open for Inspection Saturday 18th 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:** Open 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

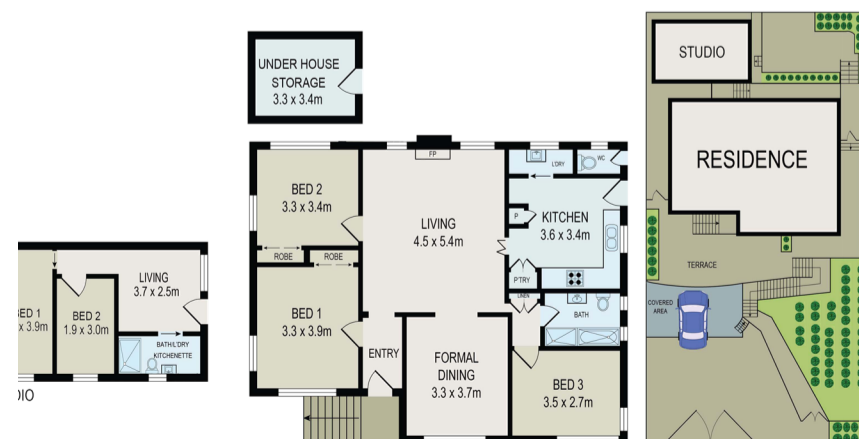
**SALE PRICE:** \$1,300,000

**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

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**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 Transport, 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

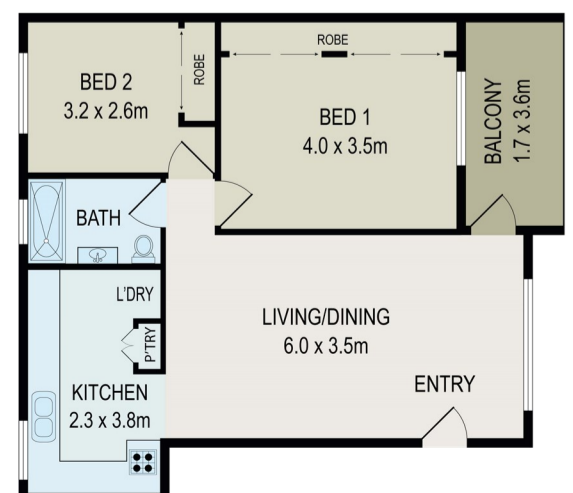
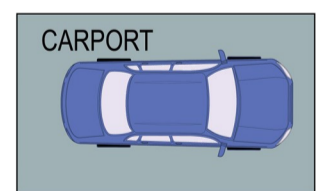
**SALE PRICE:** \$555,000

**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)

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# Sold

Your Success Is Our Success

**GREENFIELD CIRCA 1920S - PERFECT OPPORTUNITY 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).

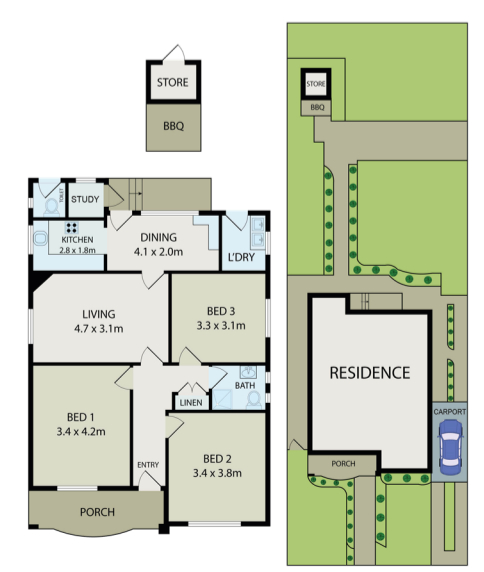
**Main Rooms:** Currently a 3-bedroom house, formal living with fireplace (not in use currently), dining off kitchen & modern period style bathroom.

**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 BUYERS INFORMATION HOUSE** 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](http://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**

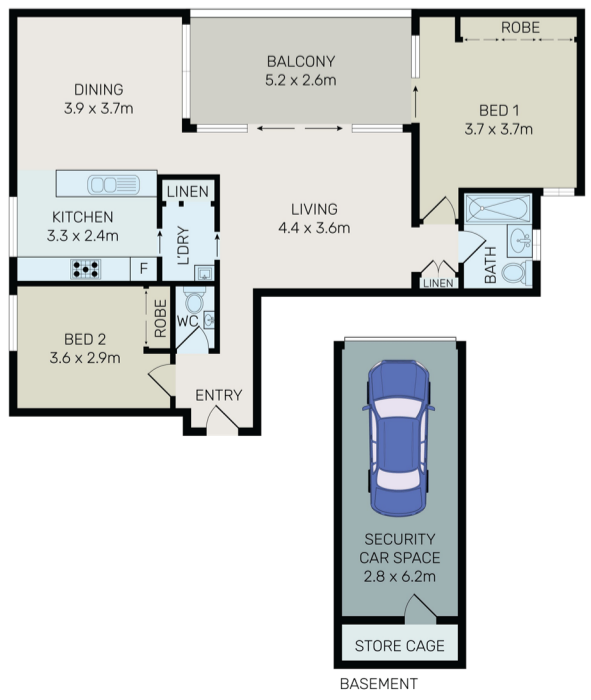
**SAL PRICE:** \$491,500

**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



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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: \_\_\_\_\_ MOBILE: \_\_\_\_\_

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

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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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