

i m a g e [®]

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 592 Saturday 6th November 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 and open for inspections to ensure the safety of our employees, consultants, contractors and any visiting patrons.

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 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@crownpga.com.au

Web: 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.



CROWN
PROPERTY GROUP AUSTRALIA



Front Cover: Feature Property 61 Dowling St Bardwell Valley

contents

- 4 Millennials' impact on the property market**
- 5 open for inspection list**
- 6 feature property**
- 7 sold properties**
- 12 leasing local & metropolitan sydney**
- 13 hello: how can we help you today**
- 14 registration of purchaser's interest**
- 15 mortgage calculator**
- 16 stamp duty on conveyances**

ADVERTISING ENQUIRIES

Zoran Veleski
zoran@crownpga.com.au

GENERAL ENQUIRIES

Feedback or ideas for the magazine
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.

Millennials' impact on the property market



The latest CoreLogic monthly data shows property values across Australia are rising at their fastest rate since 1989.

There's no doubt that this is making first home ownership in the big cities harder for millennials. The prevalence of working from home is now allowing millennials to reset the boundaries of their property search away from pricey inner city districts to metro or regional suburbia.

Millennials are the first truly mobile generation – they shop online, work online and socialise online. Digital platforms including social media are giving them the ability to connect with information, people and ideas at a pace generations before them never could.

Born between 1980 and 1994, millennials are aged between 27 and 41 years. Also known as Generation Y, they make up the largest proportion of Australia's population at 22% and account for 35% of the workforce today.

Their mastery of technologies means millennials are increasingly using digital tools to assess the property market. They rely on apps and social media to find everything from properties for sale to financing options.

Goals around property ownership have shifted, too. House prices have increased at a much faster pace during the lives of Gen Ys, but they are also earning more than their parents did.

Affordability has made the Great Australian Dream a challenge but true to form, millennials are finding ways to adapt.



Many are increasingly turning to the Bank of Mum and Dad for help. They are also 'rentvesting' – buying an investment property instead of a home first, usually in an affordable outer ring suburb, whilst they continue to live in the inner city.

In recent years, millennials' ability to fund their first home has also been assisted by generous government grants and stamp duty concessions in NSW, Victoria, Queensland and the Australian Capital Territory, which were enhanced during the pandemic to keep young people buying.

Social demographer, Bernard Salt says many young millennial families are joining the VESPA movement (Virus Escapees Seeking Provincial Australia) and moving away from the city centres. Some are leaving the capital cities altogether for regional areas that not only offer affordable housing but also an escape from traffic and a time-poor, big city lifestyle.

Today's white-collar workers can live anywhere with reliable broadband and the NBN is expanding their options. Millennials are relishing the chance to genuinely design their own lives, which includes buying a 'grown-up' house where they can put down roots long term.

This is giving young millennial families the chance to provide their kids with the same 'luxuries' they enjoyed as children, such as big backyards and their own bedrooms.

Latest data reveals that people aged 25-44 years are the second largest age cohort leaving capital cities, behind the 45-64 year olds. There was a net loss of 11,845 people from the capital cities in the March 2021 quarter, the largest quarterly net loss through internal migration on record.

Sydney and Melbourne led the trend and lost a net 4,520 millennials during the quarter. Regional NSW and regional Victoria experienced the largest net gain in millennials.

Millennials' love for travel is well-documented and no doubt, they will be travelling again ASAP once the border is reopened. But during the pandemic when they couldn't travel or even go out very much, many young people decided to divert their travel savings into a home deposit instead.

An ING survey of 2,000 Australians shows 59% of millennials converted their travel savings into a home deposit and one in three (32%) are planning to buy in the next two years.

Open for Inspection Saturday 6th November 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	61 Dowling Street	4-5	4	4	2 — 6	●		●

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 Wollie Creek Road
Rent: \$410p/w **Property:** Apartment
Open For Inspection: By Appointment Only



Available Now

FULLY RENOVATED & VERY CONVENIENT TO ALL AMENITIES

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!



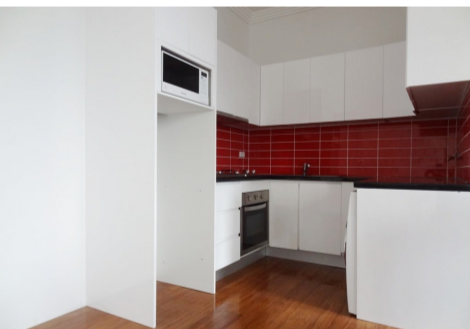
BEXLEY NORTH 71 New Illawarra Road
Rent: \$500p/w **Property:** House
Open For Inspection: By Appointment Only



Available Now

HOUSE FOR STORAGE PURPOSE ONLY !!

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: \$375p/w **Property:** Studio
Open For Inspection: By Appointment Only



Available: Now

SELF CONTAINED (PARTLY FURNISHED) OWN SECURE COURTYARD & SMALL PET ALLOWED

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.



KOGARAH 3/33-37 Warialda Street
Rent: \$450p/w **Property:** Apartment
Open For Inspection: By Appointment Only



Available: Now

TOTALLY RENOVATED, HOP, SKIP AND JUMP TO ALL AMENITIES

This two-bedroom unit with built in robes in both rooms is located in an ideal location being in walking distance to Kogarah Town Centre and Railway station. The property presents in excellent condition with timber floors in living area, separate lounge and dining area, updated kitchen, bathroom with bath and shower combined, sunny balcony, you also have the added car space for off street parking this unit is a must to see.



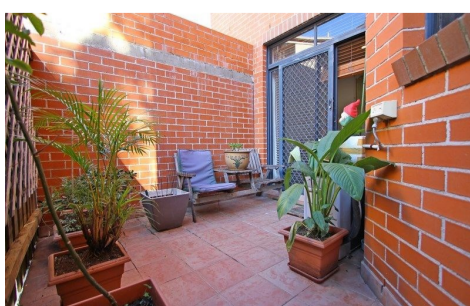
SANS SOUCI 18/138-140 Chuter Avenue
Rent: \$425p/w **Property:** Apartment
Open For Inspection: By Appointment Only



Available: Now

STONE THROWS TO BEACH - PRIME LOCATION

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!



ULTIMO 1/25 Kelly Street
Rent: \$500p/w **Property:** Apartment
Open For Inspection: By Appointment Only



Available: Now

UNIQUE COURTYARD APARTMENT IN THE HEART OF ULTIMO

Positioned in the heart of Ultimo, within walking distance to all amenities, this large secure one-bedroom apartment enjoys an easy lifestyle, North Facing living with its own private courtyard. Featuring gorgeous bamboo flooring, 2 outdoor living spaces, Double sized bedroom with floor to ceiling built ins, ceiling fan. Stylish modern kitchen with dishwasher, gas cooking and stainless steel appliances. Air conditioning, internal laundry with plentiful storage in a well kept small boutique sort after security complex. Easy street parking, perfect proximity to cosmopolitan cafes, restaurants, Broadway Shopping Centre, Sydney Fish Markets and easy stroll to Central station.



THREE REASONS TO BUY THIS UNIQUE MASTER BUILT 4-5BRM OASIS + SPACIOUS & SEPARATE 1BRM RETREAT (100SQM*) + STUDIO / OFFICE (30SQM)

61 Dowling Street

Style & Location: Welcome to “Casa Afortunado” this Austrian built full brick contemporary 2 – 3 level master piece, situated in a quiet sanctuary setback from street, with three separate entrances & a sun – drenched Northerly facing aspect with uninterrupted views of Illoura & Wolli reserve.

Additional Features:

- Land size approx. 740sqm, Internal space
- Formal and informal living area. Upstairs living area ideal for entertaining with double stacked doors opening up to spectacular views of the valley plus bar with kitchenet & monumental Western Red Cedar Cathedral ceilings
- Main residence 4 - 5 Bedroom, master with large en-suite, balcony, study & walk-in robe
- Utility room e.g. sunroom, cellar, music room which is fully insulated
- White polyurethane kitchen with 5 burner 900mm gas cooktop, Westinghouse dishwasher, glass splashback & Caesar stone benchtop
- Newly built ceiling to floor, polyurethane wardrobes in all bedrooms and in foyer
- Internal laundry with external access, security gate & intercom
- Self-contained & spacious 1 bedroom teenagers or in-law retreat plus separate studio / office
- 8KW Solar Panels
- Double garage with remote control door plus ample storage room and work bench, with additional driveway parking to accommodate 4 vehicles
- Conveniently located within walking distance to the train station, parks, golf club, schools & Girraween walking track
- Moments’ drive to surrounding shopping centres of Earlwood, Campsie, Wolli Creek, Kingsgrove, Rockdale, Hurstville, Marrickville 20 mins drive to Sydney CBD off-peak hours

Summary: Whisper quiet setting, immaculately presented with bright, flowing interiors & a unique design. Potential rent of \$1650pw (combined, as 3 residences) STCA. The home provides accommodation for that extra-large family or in-laws could reside with you, in their own self-contained area with added bonus separate entrance. Don’t miss out on this rare opportunity.

i BUYERS INFORMATION HOUSE

4-5 4 4 2-6

VIEW: By Appointment Only

SELLING NOW: Openn Negotiation— Flexible term On line Auction

AUCTION: Tuesday 9th November 2021 ONLINE at 6pm, unless sold prior

OUTGOINGS: Council \$531p/q* | Water \$476p/q*

LAND SIZE: 12.19m x 60.83m = Total 739.8sqm *

LEGEND: * Approximately

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



1800 70 70 88
www.crownpga.com.au



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61 Dowling Street, Bardwell Valley



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Actual View

'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!!!

bardwell valley

BUYERS INFORMATION HOUSE

4-5 4 5 2

SALE PRICE: \$2,250,000
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

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Actual View

THREE REASONS TO BUY THIS OASIS + 2BRM STUDIO @ REAR

113 Slade Road

Style & Location: First time offered in 33 years, a quiet sanctuary setback from street & a sun – drenched Northerly facing aspect with uninterrupted views of Illoura & Wolli reserve. This contemporary elevated three-bedroom full brick & tile home set in a peaceful cul-de-sac street. 5 to 10-minute walk or drive to Bardwell Park Railway station, Bexley North shopping village, 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.

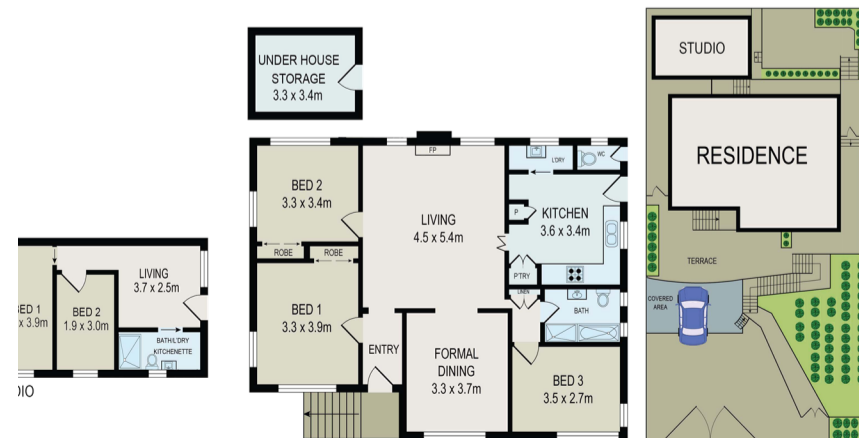
Additional Features: Bonus 2-bedroom flat at rear, 150mm wide polished Cyprus timber floors, built-ins, ample size terrace overlooking surrounding suburbs, Illoura & Wolli reserve. Own private road as the main entrance to a handful of houses only, leading to a 4 – 5 vehicle accommodation parking, internal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

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

i 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) >



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VERY AFFORDABLE, VERY CONVENIENT—WHY PAY RENT??? KOGARAH SIDE OF BEXLEY
3/48 Washington Street

Style & Location: This great two-bedroom apartment with North-Easterly aspect offers convenience plus. Set on the ground floor of a small boutique block of 12, this beautifully maintained apartment offers easy care living with exceptional convenience. 10 minutes' walk to desirable cosmopolitan Kogarah shopping village, café culture, boutique fashion stores, restaurants, public 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.

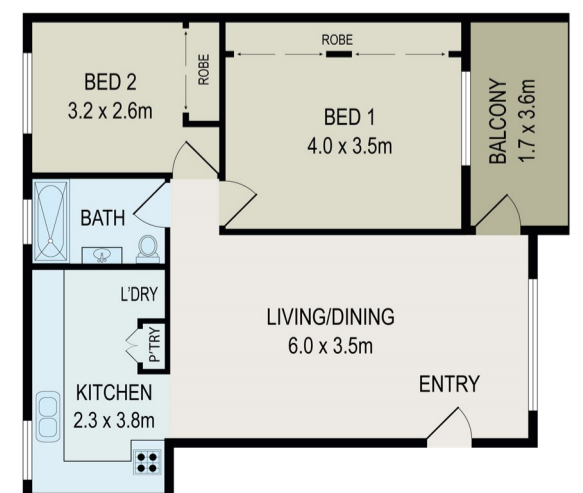
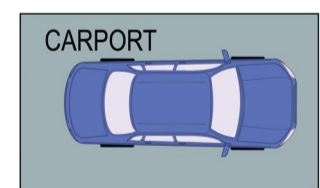
Summary: This apartment presents a great opportunity for the first home buyer to enter the property market or as a great investment, adaptable to most - young families, executive couples & downsizers / retirees buyers alike. Move in now and soak up all the lifestyle advantages this affordable apartment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

bexley

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

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kingsgrove

GREENFIELD CIRCA 1938 FIRST TIME OFFERED IN NEARLY 50 YEARS, POTENTIAL FOR GRANNY FLAT
5 Kingsgrove Road

Style & Location: This captivating Californian Bungalow showcases a winning combination of timeless 1930's style with contemporary comfort, charm & size. It all starts with a good size block of land with parking available for more than just two 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, 2nd 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	
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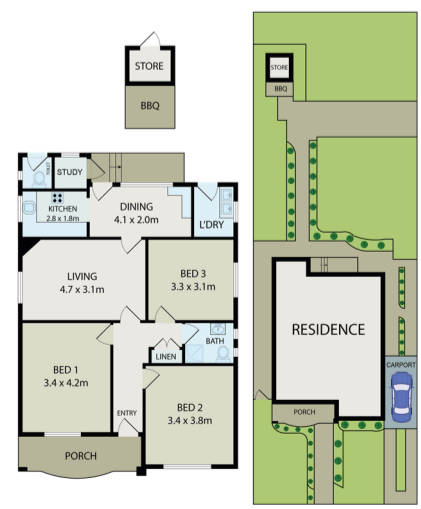
SALE PRICE: \$1,240,500

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

5 Kingsgrove Avenue, Kingsgrove

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Sold

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CONTEMPORARY APARTMENT, VERY AFFORDABLE, VERY CONVENIENT— WHY PAY RENT???

13 / 124 —132 Dutton Street

Style & Location: This immaculately presented apartment has been flawlessly designed to offer a high standard of contemporary living. It's conveniently located approximately 300 meters from Yagoona Railway Station and a choice of local eateries. Easily accessible to schools, local parks and Bankstown CBD

Main Rooms: Spacious open plan design provides effortless outdoor flow, covered balcony with sunny Westerly aspect ideal for relaxing and entertaining friends, designer kitchen boasting stone island bench and gas cooktop, large separate 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!

yagoona

i BUYERS INFORMATION UNIT



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) >



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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

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.

265	x	6.75	=	\$ 1,788.75
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.



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MOVING **SYDNEY..** 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	

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