

image®

*The Crown Property Group Australia
Weekly Magazine*



ISSUE 607 SATURDAY 17th September 2022

MOVING SYDNEY..®

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 607 Saturday 17th September 2022

We really can't thank you enough for the support through the complexities and challenges of 2021.

We value our relationship with our clients and look forward to working with everyone this year for all your property matters.

Kind Regards,

Zoran Veleski
CEO



Business Hours:

Monday-Friday:

8:45 am — 5:15 pm

Saturday:

8:45 am — 4:00 pm

Sunday:

By Appointment

REAL ESTATE INSTITUTE OF NSW

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.



Front Cover: Feature Property: 8 / 2-4 Seventh Avenue, Campsie

contents

- 4 how to find a stylish gift mum will treasure forever**
- 5 open for inspection list**
- 6 feature property**
- 7 sold properties**
- 12 leasing local & metropolitan sydney**
- 13 easter colouring competition winners**
- 14 registration of purchaser's interest form**
- 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.

How to find a stylish gift Mum will treasure forever



Unless she specifically asks for it, it's a safe bet that Mum probably *won't* want one of the following for Mother's Day this year: slippers; a bar of scented soap; a vacuum cleaner (in fact, almost any kind of electrical appliance).

Oh, you were thinking of getting her something on that list? Sorry.

So, what to give her instead? Mother's Day is an opportunity to show your mum (or the mother figure in your life) that all the things she does for you throughout the year haven't gone unnoticed. It's a celebration of her kindness, her generosity and her uncanny ability to know when you're having a rough day.

It could be luxurious or simple, but above all, it should be thoughtful. These pointers will help you strike gold and find a gift she'll treasure for years to come.

Consider her interests

This one sounds obvious but it's always a good place to start. What are your mum's hobbies? How does she enjoy spending her downtime? And just as importantly: what kind of gift would enhance this activity for her?

For example, if she loves to read, she'd probably enjoy a membership to a book subscription service such as **Well Read** for three, six or 12 months. As a bonus, she'll think of you every month when her new book arrives in her letterbox.

Splurge on something she wouldn't

Mums are often experts at treating other people, but Mother's Day is a time to turn the tables and treat her to something that she may not indulge in for herself. A luxe trinket or a timeless piece of jewellery is something she'll have forever, so look for a sophisticated style in classic gold or silver tones. Orotan's Alexa necklace and bracelet are both chic and versatile

Remind her of a special memory

That unforgettable family holiday or other momentous occasion doesn't have to be a thing of the past. Consider mementos that will help her channel those happy times. Scent is a powerful way to bring back memory and Lumira's range of candles is each inspired by a different destination around the world. Each time she lights the Balinese Ylang Ylang or Paradiso Del Sole candles, she'll think of that time she spent in Seminyak or on the Amalfi Coast.

Make it personal

Almost any gift is better when it comes personalised with a monogram – and no, we're not talking about a mug with the word 'mum' plastered across it! Finding a special item and having it engraved or embroidered with her initials is that extra detail that shows you've really spent the time and effort to make her gift a special one.

Whether it's a sleek set of Mon Verre wine glasses or luxurious new linen from Sheridan, this is a gift that will stand out. Just remember to factor in a little extra time for the monogramming to be completed before Mother's Day.

Try a variation on a theme

If all else fails, consider choosing something that's similar – but not identical – to something Mum already has and loves. This works especially well with perfume – for example, if she wears the classic Narciso Rodriguez For Her scent, chances are she'll also adore the brand new Narciso Rodriguez Musc Noir Rose For Her. It shares the rose and musk notes with the original For Her, but is lighter thanks to the addition of bergamot and plum.



Open for Inspection Saturday 17th September 2022

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

SELLING NOW

Suburb	Address	Bed	Bath	WC	Car	Legend	View
Bexley North						●	
Campsie	8 / 2- 4 Seventh Avenue	1	1	1	1	●	Saturday 10:00 - 10:30am

LEASING NOW



BARDWELL Park 9 Hartill-law Avenue
Rent: \$440p/w gst inclusive **Property:** Shop & Retail
Open For Inspection: By Appointment
PROMINENT LOCATION - 29SQM



Available Now

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!

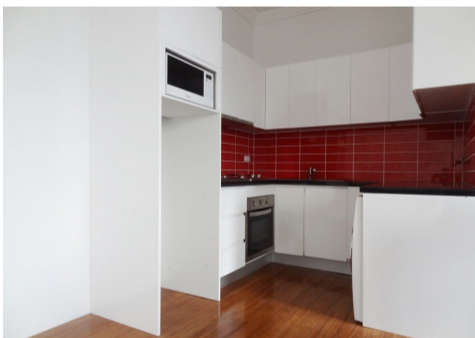


BEXLEY NORTH 71 New Illawarra Road
Rent: \$750/pw **Property:** House
Open For Inspection: Saturday 9:00 - 9:10am
VERY CONVENIENT TO ALL AMENITIES AND PET FRIENDLY



Available: Now

Instantly appealing this 3brm Art Deco home with all the charm and character you would expect in a home of this caliber. An easy stroll to Bexley North Shopping Village, Railway station, school, and public transport. Featuring Cyprus pine polished timber floorboards, built in robe, freshly painted, ample size background, LUG. Move right in and enjoy an envious and convenient lifestyle.



EARLWOOD 538a Homer Street
Rent: \$375p/w **Property:** Studio
Open For Inspection: By Appointment



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.



ROCKDALE 29 Ferrier Street
Rent: \$700/pw **Property:** House
Open For Inspection: Saturday 11:30 - 11:40am
ORIGINAL BEAUTY WITH A MODERN TWIST



Available: Now

Excellent presented full brick & tile 3-bedroom home. Minutes' walk to school, public transport & Rockdale Railway Station. Very convenient location. Featuring, modern polyurethane kitchen with gas upright stove, side driveway to large lock - up - garage, old period charm, leadlight windows, feature fireplace & ornate ceilings, modern bathroom with bathtub, large pantry, separate lounge & dining, huge shed for storage, 2nd WC outside, freshly painted, luxury hybrid Florence flooring, built-ins, long term lease available, walk to Rockdale Railway Station. Conveniently located to all amenities, clean & tidy ready to move now.



ROCKDALE 601 / 5 Keats Avenue
Rent: \$570/pw **Property:** Apartment
Open For Inspection: Saturday 11:00 - 11:10am
RESORT STYLE LIVING



Available: Now

: This two-bedroom apartment is like being on holiday all year round. The property provides two bedrooms with built-in wardrobes and ensuite in the main, good size open plan lounge & dining area, separate kitchen with gas cooking. Main bathroom has separate shower and bathtub, internal laundry with dryer, plus huge size balcony. The apartment also comes with security intercom for added safety and lift access to all levels. The complex provides an indoor pool, spa, sauna, gym, BBQ area and play area for children. Also included, a secure car space and being within walking distance to Rockdale Plaza, shops, railway, and bus stations. The property is freshly painted and with brand new carpet. You must see this property.



campsie

FUNKY & ABSOLUTELY DAZZLING

9a Atkinson Avenue

Style & Location: Showcasing contemporary design and offers urban chic living at its best; exclusive village position. Just when you thought you had seen the lot, along comes a grand new two-story home like no other. Enjoying a magnificent and tranquil setting in this leafy quiet cul-de-sac street just moments' drive to boutique stores, Centro Bankstown & fine dining, 200 - 1800m walk to shopping village, railway station, school, public transport, M5, Bankstown Hospital & Playford Park.

Features Include:

- Once you have entered this stunning residence you will be captivated by the superb layout and quality
- The huge light filled lounge / dining area leads onto the massive alfresco undercover entertaining area
- Spacious open plan living and abundant space to entertain
- Huge bonus, side by side remote control double lock-up garage with internal access plus additional car accommodation on driveway
- Tasmanian Oak timber floors, built-in wardrobes, internal laundry with 3rd shower & WC
- Ample storage, split system conditioners, garden shed, outdoor TV connection, gas cooking, hot water & internal bayonet
- Deluxe designer kitchen with stainless steel appliances, dishwasher & commercial freestanding six burner oven
- Three gracious size bedrooms main with en-suite, balcony & built-in wardrobe. Main bathroom with bathtub

Summary:

The owners must leave this pristine show home for you to enjoy. This Grand residence is awaiting a family or young couple to reside, inspection is highly recommended.

i BUYERS INFORMATION **DUPLEX**

3 3 3 2-4

VIEW: Saturday as advertised

SELLING NOW: Price Guide \$1,090,000 - \$1,150,000

OUTGOINGS: Council \$436p/q* | Water \$270p/q*

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 its accuracy and interested parties should rely on their own enquiries.





Sold
Your Success Is Our Success



“FIELDERS GREEN” SPACIOUS 3 BEDROOM APARTMENT WITH TWO BALCONIES, ONE OVERLOOKING RESORT STYLE POOL (101SQM*)
5/5 Benalla Avenue

Style & Location: Perfect and affordable for first home buyers, young families, downsizers, and investors. This spacious 101sqm* THREE BEDROOM apartment Ideally located in a quiet cul-de-sac, it is in a popular central position a short walk to, Elizabeth Street Playground, Ashfield Aquatic Centre, Mall and shops, Ashfield, and Croydon Railway stations, close to parks and your choice of quality primary and high schools.

Features Include:

- Fielders Green" in an exclusive complex, offers a resort style feel for the buyer looking for location and convenience.
- Act fast to secure this affordable spacious three-bedroom apartment, only 6 residence use common entrance area
- Generous living area opens to bright balcony with an Easterly direction
- Sun drenched dining area opens to a second balcony with a Westerly direction
- Spacious open plan living and abundant space to entertain
- Huge bonus, single lock-up garage
- Secure complex, access to the pool and the parklike grounds.
- Well-proportioned bedrooms with plenty of natural light
- Built-in wardrobe, internal laundry with storage, freshly painted, separate WC & securityintercom
- Family-sized bathroom with bathtub & separate shower
- Apartment 5, first time for sale in over 21 years

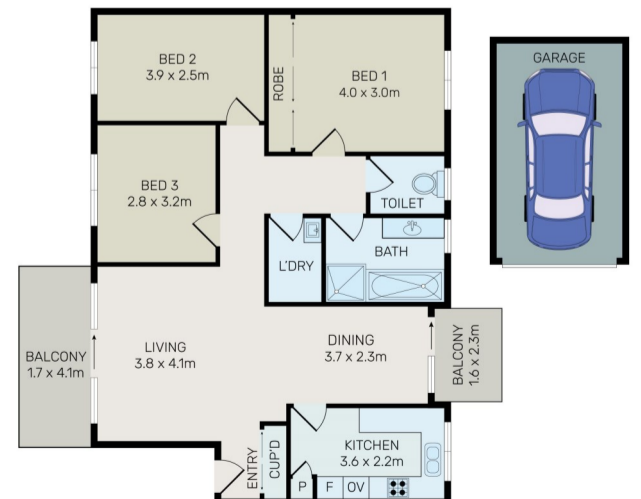
Summary: Comfortable as-is, this home also offers the chance to add your own personal style or just move in and enjoy as if you're on holidays 365 days of the year.

BUYERS INFORMATION **UNIT**



SALE PRICE: \$860,000
OUTGOINGS: Council \$332p/q* | Water \$155p/q* | Strata \$1,232 p/q*
AREA SIZE: Total 101sqm*
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 its accuracy and interested parties should rely on their own enquiries.



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.

ashfield



Sold
Your Success Is Our Success

bardwell valley

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

SALE PRICE: \$2,400,000
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

61 Dowling Street, Bardwell Valley

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.



Sold

Your Success Is Our Success

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. Enscorched 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

i 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) >



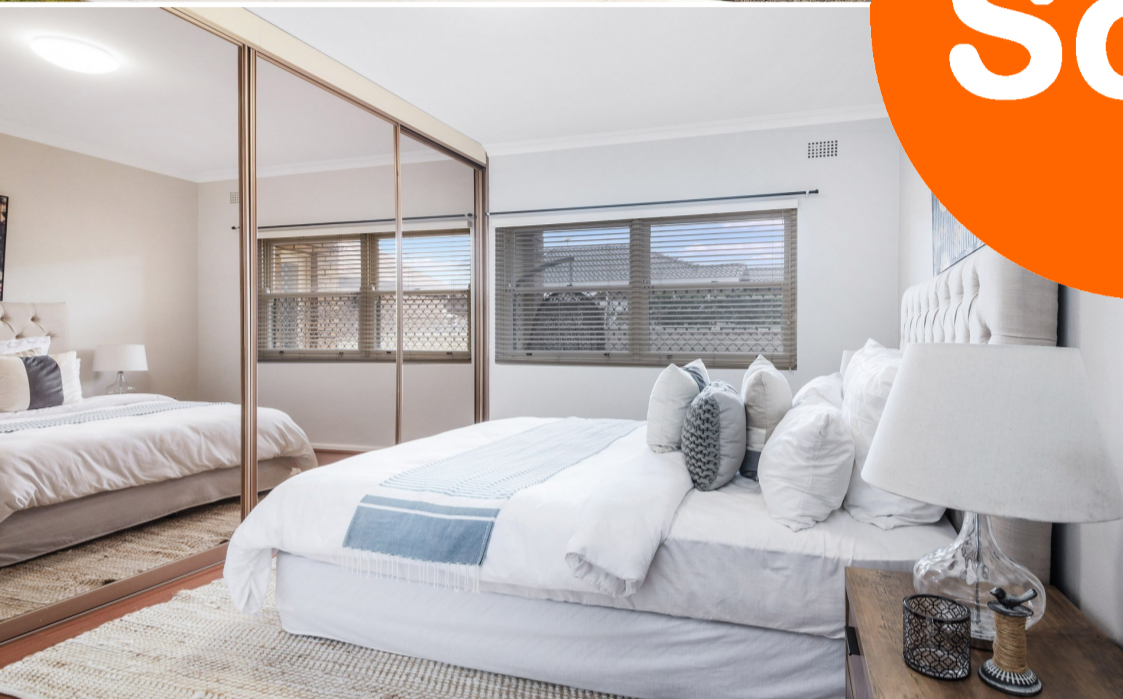
1800 70 70 88
 www.crownpga.com.au

53 Sackville Street, Bardwell Valley

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.



Sold
Your Success Is Our Success



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.

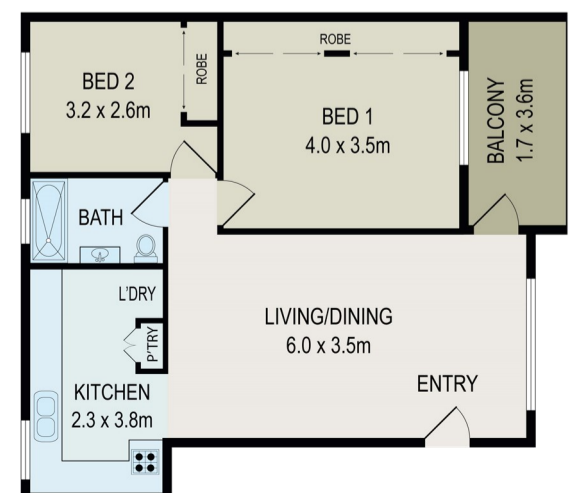
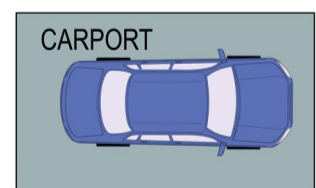
Summary: This apartment presents a great opportunity for the first home buyer to enter the property market or as a great investment, adaptable to most - young families, executive couples & downsizers / retirees buyers alike. Move in now and soak up all the lifestyle advantages this affordable apartment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

bexley

BUYERS INFORMATION **UNIT**



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) >



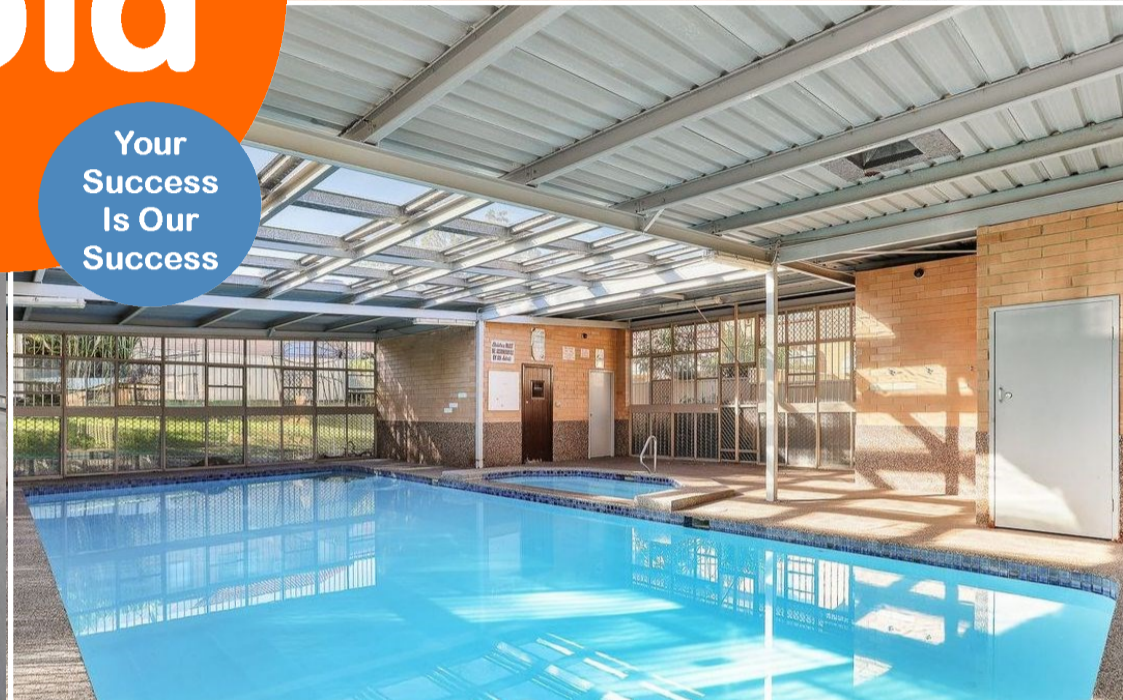
1800 70 70 88
www.crownpga.com.au

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



RESORT STYLE LIVING, LOW STRATA RATES & TOTAL AREA OF 186SQM (Access via Wentworth Ave)
35 / 1 Reid Avenue

Style & Location: This exceptional presented full brick & tile 3 bedroom corner home offers an opportunity for the astute buyer, in a fantastic location. Close to Public Transport, Shops, Westmead Hospital, Parklands, Train Stations & Schools.

Featuring:

- Open plan lounge & dining with timber floorboards, opening to a paved private north facing courtyard
- Family friendly complex offers an in-ground pool, tennis court and children's playground
- Huge bonus LUG plus additional off street parking on driveway in front of garage
- Easy access to arterial roads
- Currently leased for \$500 per week
- Property can be purchased as vacant possession or tenant occupied, your choice!

Summary: : This beautiful residence is awaiting a family or young couple to reside; inspection is highly recommended.

westmead

i BUYERS INFORMATION T/HOUSE

3 1 2 1-2

VIEW: \$684,500

OUTGOINGS: Council \$294p/q* | Water \$285p/q*
Strata \$465p/q*

AREA SIZE: 186sqm *

LEGEND: * Approximately

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



1800 70 70 88
www.crownpga.com.au

35/1 Reid Avenue, Westmead

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.

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

Banksia, Wolli Creek Road
2 Bedroom Apartment, **\$410p/w**

Bexley, Westminster Street
4 Bedroom House, **\$770p/w**

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

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

Carlton, Bibby Street
2 Bedroom House **\$520p/w**

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

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

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

Kogarah, Warialda Street
2 bedroom Apartment, **\$395p/w**

Kogarah, Warialda Street
2 bedroom Apartment, **\$390p/w**

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

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

St Peters, Church Street
3 Bedroom Terrace, **\$750p/w**

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

Easter Colouring Competition 2022 WINNERS!



We would like to say **BIG THANK YOU** to everyone who participated in our free-to-enter Easter colouring competition!

Our very special **CONGRATULATIONS** goes to both our winners Milla from Bardwell Park and Liv from Earlwood – who both received a \$100 Woolworths Gift Voucher & Easter bag. All the participants received an Easter bag with a chocolate treat & certificate. The competition has been another success as we received an overwhelming number of entries this year! We are also delighted to announce that a similar competition will return for Halloween and Christmas this year.

Watch this space!!

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.



1800 70 70 88 / 24hrs - 7 DAYS
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	

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.



1800 70 70 88 / 24hrs - 7 DAYS
MOVING SYDNEY.. www.crownpga.com.au