



ADVANTAGE
PROPERTY CONSULTING

PROPERTY REPORT

1-4/139 Melrose Drive, Tullamarine



*We are Melbourne!*TM

level 1, 606 St Kilda rd, Melbourne Vic 3004
t// 03 9883 8900
e// buyer@advantageproperty.com.au
W// www.advantageproperty.com.au

WHAT YOUR CONSULTING FEE COVERS

- The initial sourcing, negotiating and co-ordination of the building purchase and co-ordinating buyers to purchase all apartments.
- Conducting a survey of the building and land to see if additional carpark spaces and/or courtyard areas can be applied to individual units through potential licence agreements to add value (must be voted through Owner's Corporation) after settlement;
- Co-ordinating the setup of all paperwork including individual property report, strata plan (if applicable) and notice of appointments for the individual block;
- Preparation of documentation for your individual purchase;
- Arranging an inspection of your unit/apartment (subject to availability);
- Liaising ongoing with solicitors, the selling agent and current property managers (where applicable) to facilitate settlement;
- Communicating with your mortgage broker, providing documentation and assisting with access for a bank valuation (if applicable);
- Co-ordinating a final inspection and notifying all parties involved, dealing with any issues that may arise should an individual unit not be in the same condition it was at the point of purchase;
- Keeping you updated on relevant comparable sales;
- Conducting research and arranging quotes to provide an initial scope of works for exterior renovations (if applicable);
- Offer of Owners Corporation and Property Management Services.
- Providing advise on internal renovations and providing referrals to our qualified contractors.

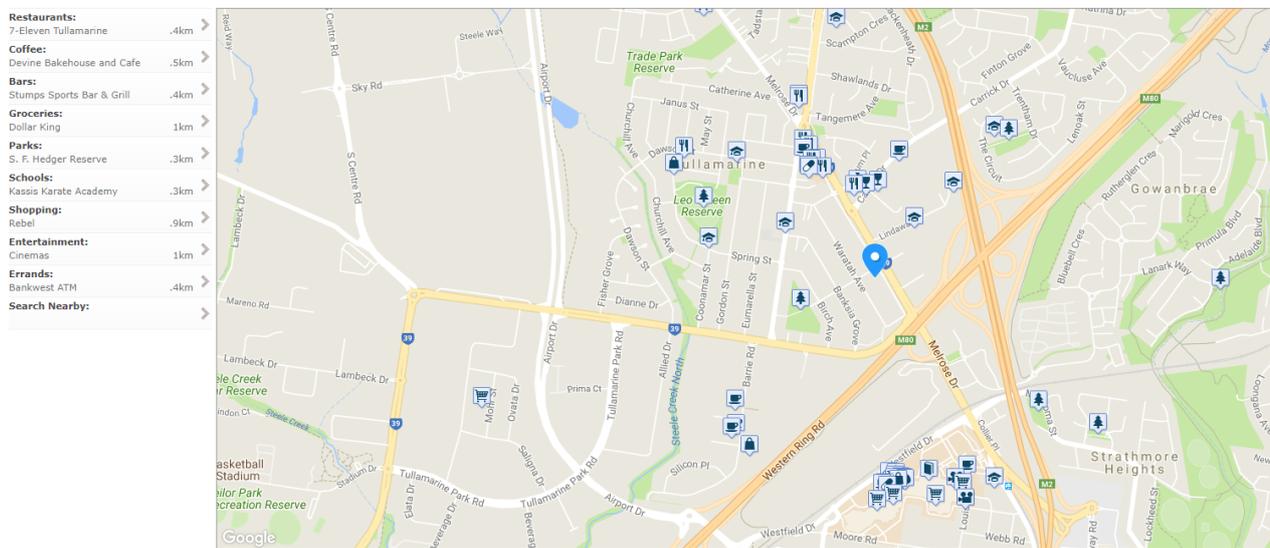


I-4/I 39 Melrose Drive, Tullamarine

SUMMARY

- Block of four 2 bedroom villa units, each with a car space and courtyard (Approximately \$310,000 each).
- Currently renting for approximately \$240-270 per week. Potentially earning \$320-\$350 if renovated
- Buyer's Agent Fee of \$13,750 (inc gst) per unit (\$12,500 + gst) for sourcing and negotiating this Group Block Purchase
- No external renovation proposed unless agreed to at First Owners Corporation Meeting after settlement has taken place

Walk Score- 139 Melrose Drive has a Walk Score of 56 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.



Transit- 139 Melrose Drive has a good transit of 51 which means many nearby public transportation options.

Rail lines:

59 Airport West - Flinders St... 1.1 km

Bus lines:

902 Airport West - Chelsea 0.1 km

478 Airport West SC - Melbo... 0.1 km

477 Moonee Ponds - Broad... 0.3 km

490 Airport West - Gowanbr... 0.6 km

479 Airport West SC - Sunbu... 0.1 km

482 Airport West SC - Melbo... 0.3 km

952 City - Broadmeadows 0.5 km

I-4/I39 Melrose Drive, Tullamarine

PLAN OF SUBDIVISION

Delivered by LANDATA®. Land Victoria timestamp 10/06/2017 12:43 Page 2 of 2

SP 33199

SCHEDULE OF UNIT ENTITLEMENT & UNIT LIABILITY

**FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT**

LEGEND

THE BUILDING IN THE PARCEL PARTS OF WHICH ARE CONTAINED IN EACH OF UNITS 1 TO 4 (BOTH INCLUSIVE) IS A SINGLE STOREY BUILDING. THE BUILDINGS IN THE PARCEL PARTS OF WHICH ARE CONTAINED WITHIN UNITS 5 TO 8 (BOTH INCLUSIVE) ARE SINGLE STOREY BUILDINGS.

THE LOWER BOUNDARY OF UNITS 1 TO 4 (BOTH INCLUSIVE) IS ONE METRE BELOW THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM HEREON. THE UPPER BOUNDARY OF EACH OF THESE UNITS IS SIX METRES ABOVE THAT PART OF THE SITE.

THE LOWER BOUNDARY OF EACH OF UNITS 5 TO 8 (BOTH INCLUSIVE) IS ONE METRE BELOW THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM HEREON. THE UPPER BOUNDARY OF EACH OF THESE UNITS IS TWO METRES ABOVE THAT PART OF THE SITE.

UNITS 5 TO 8 (BOTH INCLUSIVE) ARE ACCESSORY UNITS.

THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND IN UNITS 1 TO 8 (BOTH INCLUSIVE).

NOTICE OF RESTRICTION

THE UNITS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED UNITS. THE UNITS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK UNITS.

COLUMN 1 1, 2, 3, 4	COLUMN 2 5, 6, 7, 8
------------------------	------------------------

REGISTRATION OF DEALINGS WITH UNITS SPECIFIED IN COLUMN 1 IS RESTRICTED

The diagram shows a rectangular site divided into eight units. Units 1, 2, 3, and 4 are arranged in a row at the top. Units 5, 6, 7, and 8 are arranged in a row below them. Melrose Drive is shown to the right of the site. A north-south line is shown to the left of the site. A scale bar at the bottom indicates lengths in metres.

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SURVEYORS REF.
5041

VICTORIA

P. J. ...
LICENSED SURVEYOR
SHEET 2 OF 2 SHEETS
Council Ref. 32,255/1

I-4/139 Melrose Drive, Tullamarine

PROPERTY INVESTMENT ANALYSIS

Advantage Property Consulting - Melbourne	
PROPERTY INVESTMENT ANALYSIS (DESCRIPTIVE)	
	11-Dec-2017
Prepared for:	Mrs Investor
Consultant:	Frank Valentic
Property:	1/139 Melrose Dve Tullamarine
Description:	2 bedroom villa unit

SUMMARY

Assumptions		Projected results over	10 yrs
Property value	\$310,000	Property value	\$804,060
Initial investment	\$77,500	Equity	\$542,179
Gross rental yield	4.11%	After-tax return /yr	20.74%
Net rental yield	2.77%	Net present value	\$364,375
Cap. growth rate	10.00%	IF SOLD	
Inflation rate	2.00%	Selling costs & CGT	\$131,885
Interest rate	4.50%	Equity	\$410,294
Taxable income	\$190,000	After-tax return /yr	17.39%

COMPUTER PROJECTIONS

Investment Analysis	2017	Projections over 10 years				
		1yr	2yr	3yr	5yr	10yr
End of year						
Property value	\$310,000	341,000	375,100	412,610	499,258	804,060
Purchase costs	\$29,020					
Investments/principal	\$77,500					
Loan amount	\$261,881	261,881	261,881	261,881	261,881	261,881
Equity	\$48,119	79,119	113,219	150,729	237,377	542,179
Capital growth rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Inflation rate (CPI)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Gross rent /week	\$250	12,740	12,995	13,255	13,790	15,225
Cash deductions						
Interest (I/O, P&I)	4.50%	11,785	11,785	11,785	11,785	11,785
Rental expenses	31.85%	4,141	4,224	4,308	4,482	4,949
Pre-tax cash flow	\$-77,500	-3,185	-3,014	-2,838	-2,477	-1,508
Non-cash deductions						
Deprec.of building	2.50%					
Deprec.of fittings	\$10,000	1,438	1,973	1,357	700	229
Loan costs	\$361	72	72	72	72	
Total deductions		17,435	18,054	17,522	17,039	16,963
Tax credit (joint)	\$190,000	2,277	2,454	2,070	1,576	843
After-tax cash flow	\$-77,500	-908	-560	-768	-901	-665
Rate of return (IRR)	20.74%	Your cost /{(income) per week				
Pre-tax equivalent	40.26%	17	11	15	17	13

Disclaimer: Note that the computer projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no person using the information, in whole or in part, shall have any claim against Advantage Property Consulting - Melbourne, its servants, employees or consultants..

I-4/I 39 Melrose Drive, Tullamarine

DEMOGRAPHIC REPORT FOR TULLAMARINE

Demographics - Tullamarine



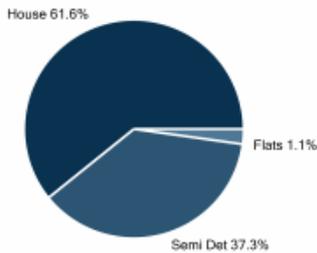
Tullamarine is located 18 km north-west of the CBD. Located between the Maribyrnong River and the Moonee Ponds Creek Tullamarine is the location of Melbourne International Airport. The suburb is also the location of a number of major manufacturing employers such as Cadbury-Schweppes Honda and Caterpillar Australia. The area is well serviced by the Tullamarine Freeway and the Western Ring Road. Tullamarine also features Tullamarine Golf Driving Range the S.F. Ledger and Tullamarine Reserves

MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment
1550
Weekly rent
320
Weekly individual income
624
Weekly family income
1439
Weekly household income
1192

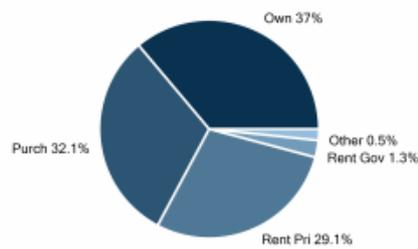
SUBURB
Tullamarine
MUNICIPALITY
Hume
MEDIAN AGE
38

DWELLING TYPE



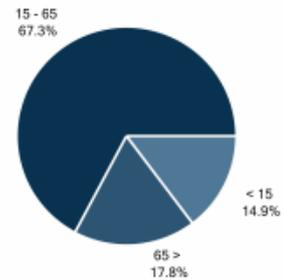
Separate house
1631
Semi-detached
989
Flat,unit or apartment
28
Other
0
Total
2648

RENT VS. OWN



Own
886
Purchasing
768
Rent government
32
Rent Private
698
Other
11

POPULATION



Under 15 years
982
15 - 65 years
4449
65 years and over
1179
Total
6605

* Source: Australian Bureau of Statistics, Census 2016

11-4/139 Melrose Drive, Tullamarine

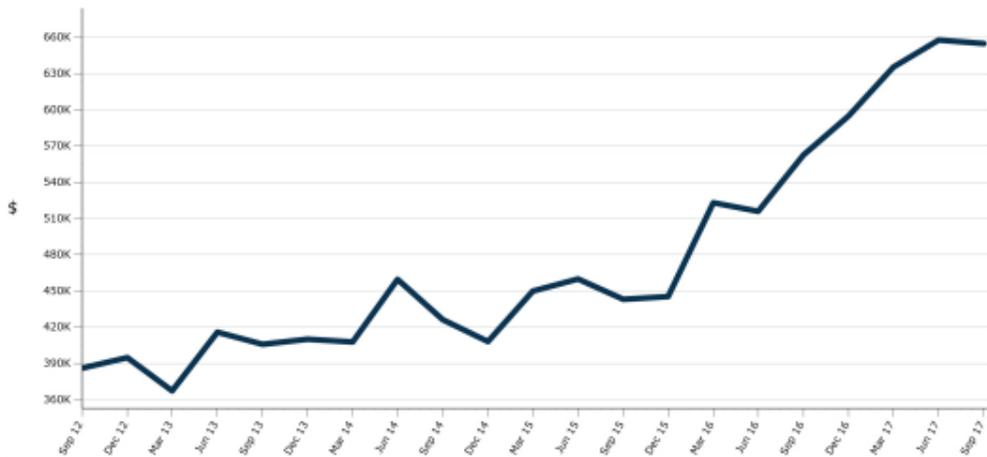
MEDIAN PRICES FOR TULLAMARINE

MEDIAN PRICE

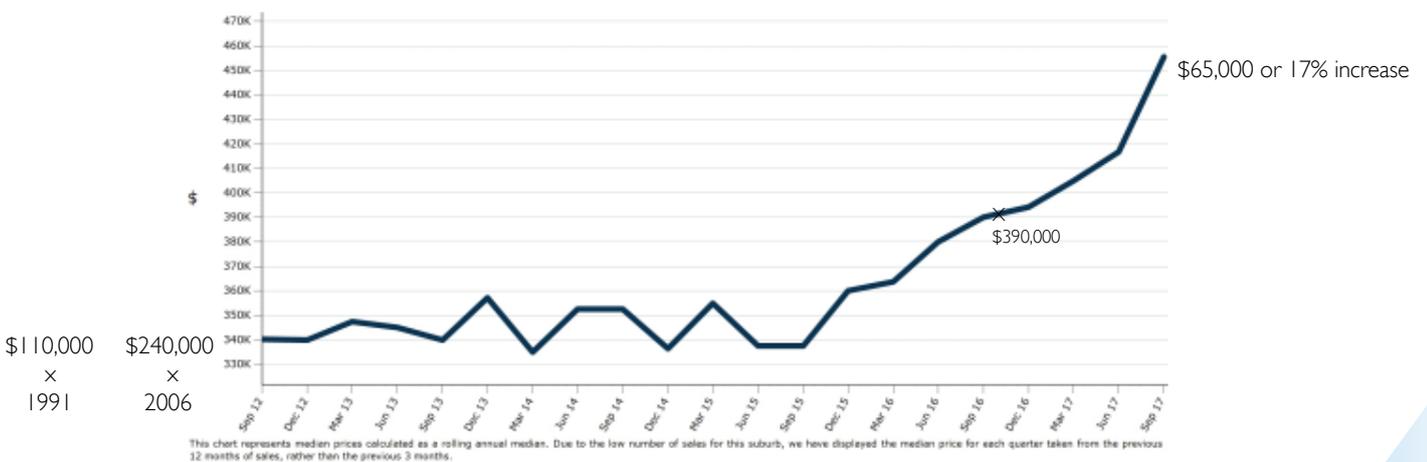
MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

Tullamarine

HOUSE Median Price Current Median Price: \$655,000



UNIT Median Price Current Median Price: \$455,500



This chart represents median prices calculated as a rolling annual median. Due to the low number of sales for this suburb, we have displayed the median price for each quarter taken from the previous 12 months of sales, rather than the previous 3 months.

33% increase over 5 years = 6.7% per annum
89% increase over 10 years = 8.9% per annum
454% increase over 26 years - 17.4% per annum



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the owners or a gent. sales data is provided as a guide to market activity and we do not necessarily claim to have acted as the selling agent in these transactions.

I-4/I 39 Melrose Drive, Tullamarine

CAPITAL GROWTH FOR TULLAMARINE

CAPITAL GROWTH

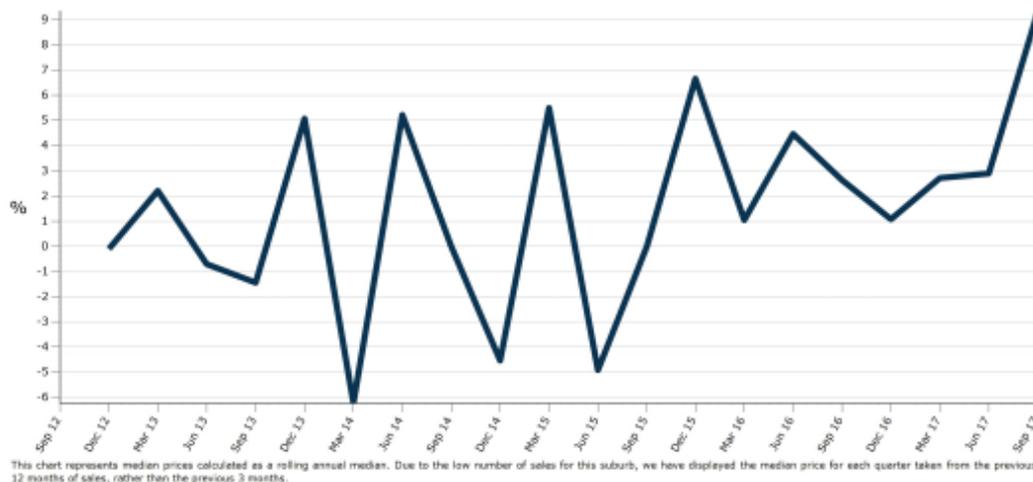
CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

Tullamarine

HOUSE Median Price Quarter-by-quarter percentage change



UNIT Median Price Quarter-by-quarter percentage change



1-4/139 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

7/95-97 Mickleham Rd TULLAMARINE 3043

PRICE :	\$410,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	25/11/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Brimbank	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	5 J 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Stockdale & Leggo Gladstone Park		

COMMENTS :

3/54 Hawker St AIRPORT WEST 3042

PRICE :	\$495,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	18/11/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Villa	ROOMS :	3
MUNICIPALITY :	Moonee Valley	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	15 K 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Barry Plant		



COMMENTS : *First Listed 23/10/17: \$440,000 - \$480,000; Last Listed 24/10/17: \$480,000 - \$510,000 27 days on market.*

Be enticed by the open design and superb living space presented by this exceptional two bedroom villa unit. Comprising an open plan kitchen/meals/living and a sizeable courtyard with space for everything from pets to play and entertaining, its in a well presented boutique complex. Stainless steel appliances, ranging from a gas cooktop to a fan forced electric oven and sliding rangehood, combine with good counter space, cupboards and a pantry in forming a well designed kitchen. Bedrooms feature built-in robes, the bathroom is complemented by a separate toilet and laundry, and bonuses include heating/cooling and an automatic garage. Conveniently close to trams, schools, Essendon Fields, Westfield, McNamara Avenue shops, lively Keilor Road, freeway access and reserves, its clearly well serviced by a wide selection of amenities.

1-4/139 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

4/95-97 Mickleham Rd TULLAMARINE 3043

PRICE :	\$370,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/09/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	31/10/2017	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Hume	CARPARKS :	1
PARISH :	Tullamarine	STOREYS :	
MAP REF :	5 J 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP022586	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	LJ Hooker Tullamarine		



COMMENTS : *Listed on 28/09/17: 2 days on market.*

Get straight into the property market with this charming home. Comprising of two generously sized bedrooms with BIR'S, kitchen and large separate lounge room. Central bathroom, separate toilet, single lock up garage and private courtyard. Providing low maintenance living and convenience at its best, this home is within walking distance to Gladstone Park Shopping Centre, local schools, easy access to freeways and more.

4/143 Loongana Av GLENROY 3046

PRICE :	\$440,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/09/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Moreland	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	16 E 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	155
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Barry Plant		



COMMENTS : *First Listed 07/09/17: \$449,000; Last Listed 18/09/17: 9 days on market.*

Located in the ever popular Ana estate of Glenroy is this modern low maintenance single level unit, close to Glenroy Central, schools, shops, transport & parklands. Presented as new offering 2 good size carpeted bedrooms, central tiled bathroom with separate bath & shower, vanity & WC. The north facing kitchen, dining & living areas are light filled with additional cabinetry for extra storage plus sliding glass door access to your own private courtyard. Full of features including, reverse cycle heating & cooling, dishwasher, hardwood timber flooring, down lights, intercom, euro style laundry, gas hot plates, water tank, garden shed plus carport. Ideal for 1st home buyers & investors, this property has excellent freeway access to Melb CBD, Airport & regional locations.

I-4/I 39 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

3/32 Banksia Gr TULLAMARINE 3043

PRICE:	\$530,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	26/08/2017	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	26/10/2017	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Hume	CARPARKS:	1
PARISH:	Tullamarine	STOREYS:	
MAP REF:	15 J 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	P5529115	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:	Jason RE Tullamarine		

COMMENTS: *First Listed 01/08/17.; Last Listed 26/08/17: SOLD BY TULLAMARINE'S NUMBER 1 AGENT FOR \$530,000 26 days on market.*

As new this architecturally designed villa unit with two large bedrooms, stylish bathroom and spacious open lounge/dining area is flooded with natural sun light and positioned in this enviable location. Featuring a large open plan design with well-appointed kitchen/dining and living space that flows onto a spacious and immaculate private entertainers courtyard. Spacious modern kitchen with dishwasher and plenty of cupboard space. The living area is complemented by hot/cold split system, skylight in bathroom, alarm system, security doors, ducted heating, fantastic outdoor entertaining area, internal access to garage and much more. The main bedroom also features very large open space and BIR. The central bathroom offers an immaculate shower, bath and toilet, European style laundry with heaps of storage space. Quality fixtures and fittings throughout, loads of natural light and all of this is within a short walking distance to Westfield Shopping Centre, public transport including tram and bus stops and easy access onto the Tullamarine Freeway & Western Ring Road which provide easy access into the city, 20 minute drive to the CBD and 5 minutes to the airport. Ready to move in - or rent out - An inspection is a must, dont miss out!

3/53 Moore Rd AIRPORT WEST 3042

PRICE:	\$590,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	19/08/2017	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	17/10/2017	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Moonee Valley	CARPARKS:	1
PARISH:	Doutta Galla	STOREYS:	
MAP REF:	15 K 5	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS715992	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:	Barry Plant		



COMMENTS: *Listed on 22/05/17: \$490,000 - \$520,000 90 days on market.*

Within walking distance from Westfield shopping and entertainment precinct, this spacious, modern two bedroom property has everything you need and more. Enjoying a quiet, secure environment, its positioned to the rear of a select block of three. Stylishly finished, with polished timber floors, an entrance hallway leads into a large, open plan living/meals space, enjoying a sunny northerly aspect and flowing out to a private courtyard with covered outdoor area. Appointed with quality stainless steel cooking appliances, dishwasher, pull-out pantry and breakfast bar, the full size kitchen will delight gourmet cooks. Two double bedrooms offer built-in-robos and share a shiny, central bathroom. Modern extras include split-system, video intercom, security doors, European laundry and a remote controlled garage offers direct home entry. Nearby to trams, buses, Essendon Fields, airport, freeways and CityLink.

I-4/I 39 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

2/40 Broadmeadows Rd TULLAMARINE 3043

PRICE:	\$450,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	12/08/2017	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	12/09/2017	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Hume	CARPARKS:	
PARISH:	Tullamarine	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	2	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS732312	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No
AGENT:			

COMMENTS:

20 Sharps Rd TULLAMARINE 3043

PRICE:	\$507,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	05/08/2017	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	05/10/2017	BATHROOMS:	2
PROPERTY TYPE:	Townhouse (Res)	ROOMS:	
MUNICIPALITY:	Hume	CARPARKS:	
PARISH:	Tullamarine	STOREYS:	
MAP REF:	15 J 3	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS600630	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:	Frank Dowling Essendon		



COMMENTS:

6/6-8 Etzel St AIRPORT WEST 3042

PRICE:	\$454,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	22/07/2017	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	22/08/2017	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	4
MUNICIPALITY:	Moonee Valley	CARPARKS:	1
PARISH:	Doutta Galla	STOREYS:	
MAP REF:	15 J 7	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	6	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP005503	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No
AGENT:	Nelson Alexander		

COMMENTS: Listed on 27/06/17: \$400,000 - \$440,000 26 days on market.

Easy living or smart investing, this solid-brick front villa is a perfect choice either way with its generous design, enormous outdoor area (on title) and outstanding location with close proximity to a range of lifestyle attractions. Immaculately presented throughout, the home's sun-filled interior comprises two large bedrooms (master with BIRs) and spotless central bathroom, spacious lounge through to the separate kitchen/meals area. Features include gas heating, NBN connection, new carpets and floors, security shutters all-round, large laundry, plus an enormous courtyard with high fences for added privacy, single garage and plenty of room for additional off-street parking. Walking distance to the bus stop, local parks and sports facilities, St Christopher's primary school, McNamara Avenue shops and cafes, Matthews Avenue trams, it's also close to Essendon Fields and Westfield shopping centres as well as easy freeway access. Don't miss this one!

I-4/139 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

2/28 Broadmeadows Rd TULLAMARINE 3043

PRICE:	\$470,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/07/2017	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	2
SETTLEMENT DATE:	04/08/2017	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Hume	CARPARKS:	1
PARISH:	Tullamarine	STOREYS:	
MAP REF:	15 J 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	2	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS507592	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:	Barry Plant		



COMMENTS: *First Listed 20/06/17: \$410,000-\$450,000; Last Listed 06/07/17: 18 days on market.*

This immaculate villa unit is up on offer for the lucky 1st home buyer or astute investor boasting a huge open living zone with bamboo floorboards and flooded with natural sunlight, spacious kitchen with an adjoining family/meals area which leads straight out to your low maintenance well appointed courtyard for all your entertaining needs. 2 great size bedrooms, birs, central bathroom and laundry. Extras include: Ducted heating, refrigerated cooling, s/s appliances, dishwasher, remote garage all within close proximity to Westfield Shopping Town, schools, Melrose Drive Shopping/ Cafe Strip and public transport at your doorstep. Call Now! Settlement: 30 days

3/20 Waratah Av TULLAMARINE 3043

PRICE:	\$490,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	30/06/2017	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	2
SETTLEMENT DATE:	18/09/2017	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Hume	CARPARKS:	1
PARISH:	Tullamarine	STOREYS:	
MAP REF:	15 K 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS519235	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes
AGENT:	Barry Plant		



COMMENTS: *First Listed 20/06/17: \$410,000-\$450,000; Last Listed 03/07/17: 11 days on market.*

This outstanding villa in the heart of Tullamarine close proximity to Airport West boasts sparkling floorboards, open plan living room, spacious kitchen with an adjoining meals/family zone which leads out to your undercover entertainment area with a low maintenance court yard for all your needs. 2 great size bedrooms, BIRS, central bathroom and laundry. All the work has been done, so if this is a 1st home, or you are downsizing or adding to your investment portfolio, you cant go wrong. Extras include: Ducted heating, refrigerated cooling, s/s appliances, lock up garage all within close proximity to schools, Melrose Drive Shopping and Cafe strip, Westfield Shopping Town shops and public transport. Call Now! 30/60 days settlement

4/6 Etzel St AIRPORT WEST 3042

PRICE:	\$440,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	24/06/2017	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	25/08/2017	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Moonee Valley	CARPARKS:	
PARISH:	Doutta Galla	STOREYS:	
MAP REF:	15 J 7	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	4	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP005503	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No
AGENT:			



ADVANTAGE
PROPERTY CONSULTING

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the owners or a gent. Sales data is provided as a guide to market activity and we do not necessarily claim to have acted as the selling agent in these transactions.

I-4/I39 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

3/115 Mcnamara Av AIRPORT WEST 3042

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/05/2017	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	09/06/2017	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Moonee Valley	CARPARKS :	
PARISH :	Doutta Galla	STOREYS :	
MAP REF :	15 J 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS715961	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :			



COMMENTS :

2/80 Hawker St AIRPORT WEST 3042

PRICE :	\$520,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	06/05/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	23/06/2017	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Moonee Valley	CARPARKS :	1
PARISH :	Doutta Galla	STOREYS :	
MAP REF :	15 K 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS624073	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	Barry Plant		



COMMENTS : *First Listed 04/04/17: \$480,000 - \$510,000; Last Listed 29/04/17: \$499,000 33 days on market.*
 Showcasing space, style and comfort, this quality two bedroom single level residence is a dream come true for fastidious property buyers. One of three, the home offers boutique appeal and low maintenance surrounds. Presenting in neat condition, generous open plan kitchen, living, dining zones enjoy easy access to a large undercover courtyard for entertaining all year round. Positioned away from the living zones are two double bedrooms with built-in-robos and main bathroom. Features include ducted heating, evaporative cooling, NBN ready, polished floorboards, laundry, automated single car garage. Whether as a first home, investment or downsizing opportunity, its central location to Westfield, Essendon Fields, transport, schools, freeways and airports, is exceptional. Photo ID Required At Open Home

8/112a Mickleham Rd TULLAMARINE 3043

PRICE :	\$415,500	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	22/04/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	23/06/2017	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Hume	CARPARKS :	1
PARISH :	Tullamarine	STOREYS :	
MAP REF :	5 J 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	8	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP023007	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	Barry Plant		



COMMENTS : *First Listed 28/03/17: \$300,000-\$325,000; Last Listed 23/04/17: 26 days on market.*
 Conveniently located in the heart of Tullamarine, this easily accessible villa unit is perfect for first home buyers, investors or downsizers. Offering easy access to freeways, Melbourne Airport and Westfield Shopping Centre, with the bus-stop right outside your door, this single-storey villa provides a very spacious floor plan that is sure to impress. Consisting two large bedrooms both with mirrored BIRs, large modern bathroom, huge lounge and kitchen adjoining spacious meals area. Features include ducted heating, cooling, dishwasher, NBN, separate laundry, beautiful covered deck perfect for entertaining, grassed courtyard with raised vegetable garden and a bonus two car spaces in front of the wide lock-up garage. With fantastic tenants currently in place who are happy to stay on, the choice is yours to keep it leased or move straight in and enjoy yourself. Be quick to inspect this spacious single level villa! Settlement: 30, 60 or 90 days



I-4/I39 Melrose Drive, Tullamarine

Comparable Sales- TULLAMARINE

15/112a Mickleham Rd TULLAMARINE 3043

PRICE :	\$386,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	22/04/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	21/07/2017	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Hume	CARPARKS :	1
PARISH :	Tullamarine	STOREYS :	
MAP REF :	5 J 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	15	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP023007	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No
AGENT :	Barry Plant		



COMMENTS : *First Listed 28/03/17: \$290,000-\$315,000; Last Listed 23/04/17: 26 days on market.*

Perfectly positioned in the heart of Tullamarine, this single level villa unit is ideally suited to investors with an excellent long-term tenant who has lived in the property for 14 years and has an on-going indefinite rental lease at \$310 per week / \$1343 per calendar month - a very healthy 5% approx. return per annum. Highlighted by a fresh paint throughout & new blinds, the spacious villa unit comprises two large bedrooms, bright central bathroom, large lounge and kitchen adjoining spacious meals area. Features new gas wall heater & hot water service, NBN, separate laundry, large grassed courtyard and a bonus two car spaces in front of the lock-up garage. With the lovely tenant caring for the property as if it were her own, this investment opportunity is too good of an opportunity to be missed. You'll need to be quick! Settlement: 30, 60 or 90 days

8/45-47 Derby St TULLAMARINE

PRICE :	\$370,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/04/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	05/06/2017	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Hume	CARPARKS :	1
PARISH :	Tullamarine	STOREYS :	
MAP REF :	5 G 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	8	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP029268	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes
AGENT :	Jason RE Tullamarine		



COMMENTS : *Listed on 17/04/17: 2 days on market.*

This well presented 2 bedroom villa unit is minutes away from the Airport and the local shops. Comprising lounge living room, a kitchen overlooking a meals area, central bathroom with separate shower recess, roomy laundry and lock up single garage. Currently tenanted and offered for sale with existing lease and rental income of \$290 per week (\$1,257 per calendar month).

I-4/I39 Melrose Drive, Tullamarine

Comparable Rentals- TULLAMARINE

Bedrooms
Bathrooms
Photos
Floor Plans

Listing ID	Suburb	Address	Map	Rent	Leased	Bedrooms	Bathrooms	Photos	Floor Plans
 1. 11198921	TULLAMARINE	1/26 Eumarella Street	map 	\$1213 pm \$280 pw	07-08-2017	2	1	13	view..
 2. 10839896	TULLAMARINE	Unit 4/107-109 Mickleham Road	map 	\$320 pw	16-02-2017	2	1	7	view..
 3. 10700913	TULLAMARINE	26 / 112A Mickleham Road	map 	\$310 pw	19-12-2016	2	1	6	view..
 4. 11034501	TULLAMARINE	Unit 14/370 Melrose Drive	map 	\$310 pw	23-05-2017	2	1	6	view..
 5. 11120139	TULLAMARINE	2/240 Melrose Street	map 	\$300 pw	22-06-2017	2	1	5	view..

Due Diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

DISCLAIMER

This document has been prepared in conjunction with a proposed offer to purchase in our “Group Blocks” strategy.

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