ADVANTAGE
PROPERTY CONSULTING

PROPERTY REPORT

1-14/18 Duke Street, St Kilda

We are Melbourne!™

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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.

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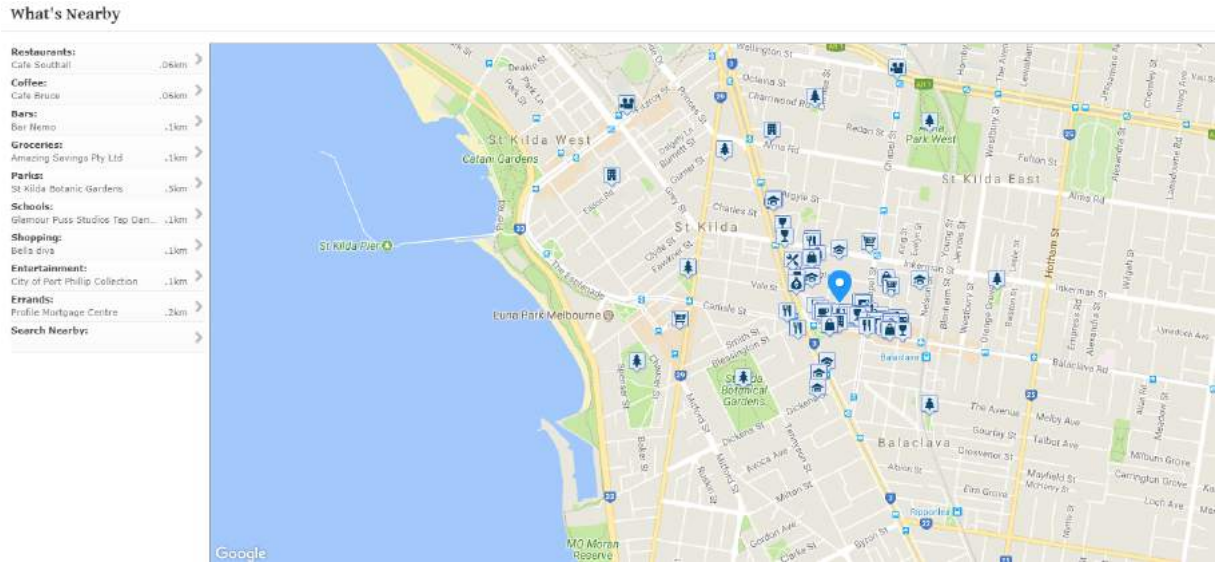
1-14/18 Duke Street, St Kilda

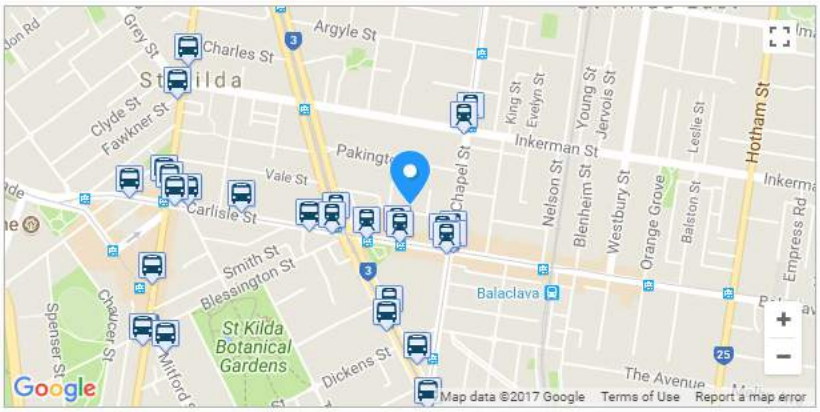
SUMMARY

- Block of fourteen 2 bedroom apartments in popular St Kilda location (Approximately $485,000-$535,000 each). Thirteen of the fourteen apartments are unrenovated
- Currently renting for approximately $300-$325 per week. Potentially earning in the vicinity of $390 per week 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- 18 Duke Street has a Walk Score of 97 out of 100. This location is a Walker's Paradise so daily errands do not require a car.



Transit- 18 Duke Street has an excellent transit score of 80 out of 100 which means transit is convenient for most trips.



Rail lines:

3/3a East Malvern - Melbou...	0.1 km	16 Kew - Melbourne Univer...	0.1 km
78 Balaclava via Prahran - N...	0.2 km	67 Carnegie - Melbourne U...	0.2 km

Bus lines:

623 St. Kilda - Glen Waverley	0.3 km	922 St Kilda Station - Southl...	0.7 km
923 St Kilda Station - Southl...	0.7 km	600 Southland SC - St Kilda ...	0.7 km
246 Elsternwick - Clifton Hill	0.7 km	606 Elsternwick Station - Fis...	0.8 km

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all care has been taken in the accuracy of the information contained in this document. prospective purchasers should make their own investigation to satisfy themselves of this information.

1-14/18 Duke Street, St Kilda
RENTAL INFORMATION

Tenancy Schedule:

1 - 14/18 Duke Street, St Kilda Vic 3182

UNIT	TENANCY	RENTAL (WEEKLY)	RENTAL (MONTHLY)	BEDROOMS
1	Monthly	$325	$1,408 pcm	2
2	Fixed lease. Expires 13/07/2018	$320	$1,387 pcm	2
3	Vacant	potential rent $300	$1,300 pcm	2
4	Vacant Renovated	potential rent $395	$1,712 pcm	2
5	Monthly	$320	$1,387 pcm	2
6	Monthly	$320	$1,387 pcm	2
7	Fixed lease. Expires 24/02/2018	$310	$1,343 pcm	2
8	Fixed lease. Expires 02/03/2018	$310	$1,343 pcm	2
9	Monthly	$300	$1,300 pcm	2
10	Vacant	potential rent $300	$1,300 pcm	2
11	Vacant	potential rent $300	$1,300 pcm	2
12	Fixed lease. Expires 16/02/2018	$310	$1,343 pcm	2
13	Vacant	potential rent $310	$1,343 pcm	2
14	Monthly	$310	$1,343 pcm	2
	Total	**per week = $4,430**	**per month $19,196**	

Potentially fully let = $230,360 per annum NET

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1-14/18 Duke Street, St Kilda

FLOORPLANS

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1-14/18 Duke Street, St Kilda
PROPERTY INVESTMENT ANALYSIS

Advantage Property Consulting - Melbourne

PROPERTY INVESTMENT ANALYSIS (DESCRIPTIVE)

11-Dec-2017

Prepared for: Mrs Investor
Consultant: Frank Valentic
Property: 1/18 Duke st, St Kilda
Description: 2 bedroom art deco apartment

SUMMARY

Assumptions		**Projected results over**	**10 yrs**
Property value	$485,000	Property value	$1.258m
Initial investment	$121,250	Equity	$854,334
Gross rental yield	3.68%	After-tax return /yr	20.68%
Net rental yield	2.71%	Net present value	$572,686
Cap. growth rate	10.00%	**IF SOLD**	
Inflation rate	2.00%	Selling costs & CGT	$206,428
Interest rate	4.50%	Equity	$647,906
Taxable income	$190,000	After-tax return /yr	17.35%

COMPUTER PROJECTIONS

Investment Analysis		**Projections over 10 years**				
End of year	2017	1yr	2yr	3yr	5yr	10yr
Property value	$485,000	533,500	586,850	645,535	781,097	1.258m
Purchase costs	$39,520					
Investments/principal	$121,250					
Loan amount	$403,631	403,631	403,631	403,631	403,631	403,631
Equity	$81,369	129,869	183,219	241,904	377,466	**854,334**
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	$350	17,836	18,193	18,557	19,306	21,316
Cash deductions						
Interest (I/O, P&I)	4.50%	18,163	18,163	18,163	18,163	18,163
Rental expenses	25.70%	4,677	4,771	4,866	5,063	5,590
Pre-tax cash flow	$-121,250	-5,005	-4,741	-4,473	-3,920	-2,437
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		24,350	24,980	24,459	23,998	23,982
Tax credit (joint)	$190,000	3,159	3,292	2,863	2,276	1,294
After-tax cash flow	$-121,250	-1,846	-1,449	-1,610	-1,644	-1,143
Rate of return (IRR)	**20.68%**	**Your cost /(income) per week**				
Pre-tax equivalent	40.16%	**35**	**28**	**31**	**32**	**22**

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..

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1-14/18 Duke Street, St Kilda
DEMOGRAPHIC REPORT FOR ST KILDA

Demographics - St Kilda

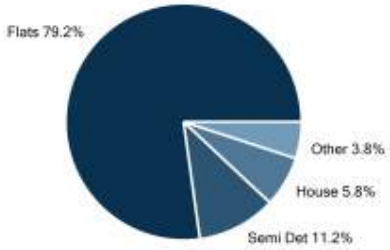
St Kilda is located 6 km south of the CBD. Located in Melbourne's inner southern suburbs St Kilda is a mixed use suburb with significant commercial areas along Acland and Fitzroy Sts. St Kilda features a young population mainly from the 25-34 year age group. The suburb is also a popular tourist destination with attractions such as Luna Park and the St Kilda Foreshore precinct. St Kilda also features the Junction Oval St Kilda Pier and the St Kilda Botanical Gardens.

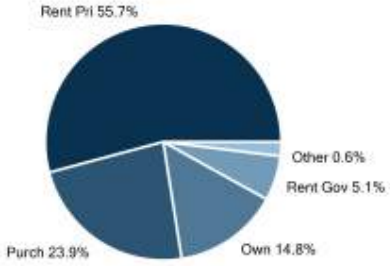
SUBURB
St Kilda
MUNICIPALITY
Port Phillip
MEDIAN AGE
34

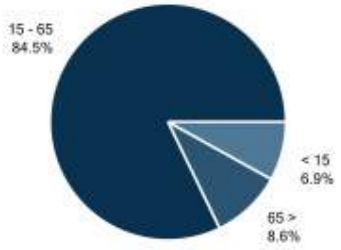
MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment
2000
Weekly rent
371
Weekly individual income
1011
Weekly family income
2298
Weekly household income
1594

DWELLING TYPE	RENT VS. OWN	POPULATION







Separate house
553
Semi-detached
1064
Flat,unit or apartment
7503
Other
359
Total
9479

Own
1220
Purchasing
1977
Rent government
419
Rent Private
4604
Other
47

Under 15 years
1393
15 - 65 years
17086
65 years and over
1749
Total
20230

* Source: Australian Bureau of Statistics, Census 2016

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1-14/18 Duke Street, St Kilda

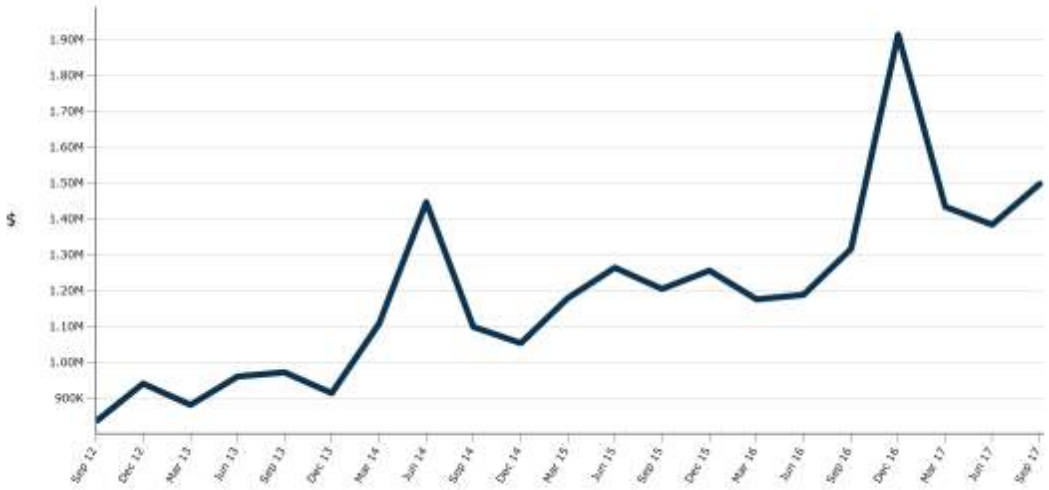
MEDIAN PRICES FOR ST KILDA

MEDIAN PRICE

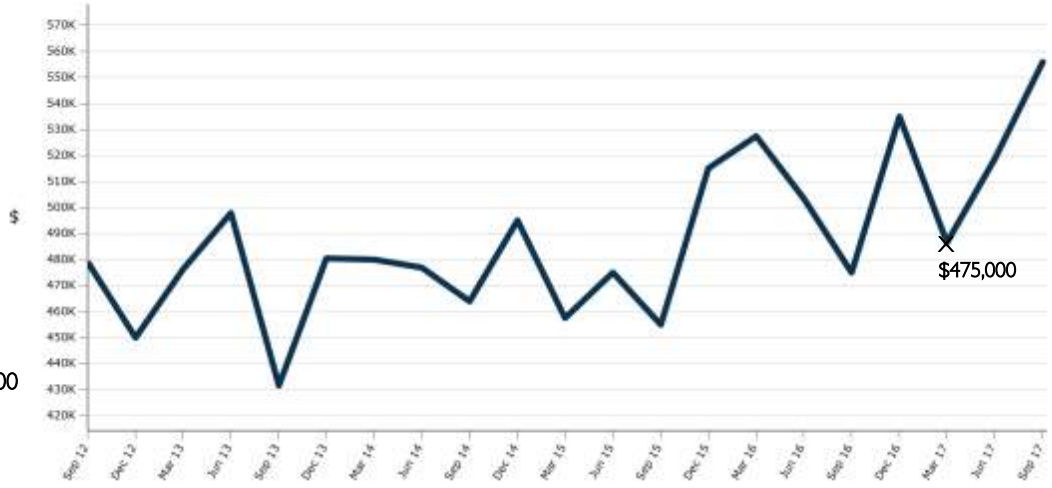
MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive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

St Kilda

HOUSE Median Price Current Median Price: $1,499,000



UNIT Median Price Current Median Price: $556,000



$556,000
(Increase of $76,000 or
16% per annum

$475,000

$106,000
X
1991

$321,000
X
2006

73% growth over 11 years = 6.7% per annum
424% growth over 26 years = 16.3% per annum

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1-14/18 Duke Street, St Kilda
CAPITAL GROWTH FOR ST KILDA

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.

St Kilda

HOUSE Median Price Quarter-by-quarter percentage change

UNIT Median Price Quarter-by-quarter percentage change

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1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

1/9 Evelyn St ST KILDA EAST 3183

PRICE :	$622,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/11/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	2 H 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 :	Buxton		

COMMENTS : *First Listed 19/10/17: $520,000 - $570,000; Last Listed 01/11/17: $550,000 - $600,000 24 days on market.*
Peaceful, pretty and positioned to enjoy the area's most popular attractions, this ground floor front apartment is ready to offer rich real estate rewards. Beautifully enhanced by its picturesque period lined cul de sac and particularly rare one of four only block, its stylish spaces enjoy easy independence with their own private driveway and secure off street parking. Timber floors and a crisp contemporary colour palette enhance the abundant natural light made available by a northern aspect and broad surrounding windows. Generous spaces for living/dining are accompanied by a smart galley style kitchen with Blanco appliances and boast the entertaining flexibility of a delightful landscaped courtyard and separately zoned northern entertaining deck. Two double bedrooms feature BIRs/storage, the main opening to the courtyard, the other to the deck. Includes renovated ensuite bathroom with laundry taps, reverse cycle heating/cooling, intercom security and shed storage. Relish the advantage of peace and quiet yet be only a short walk from local eateries, Carlisle Street's cafe culture, shops and supermarkets, Balaclava Station, Chapel Street and route 78 trams, Alma Park and so much more.

1/1 Wimbledon Av ELWOOD 3184

PRICE :	$745,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	31/10/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Port Phillip	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :	2 G 11	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 :	hockingstuart		

COMMENTS : *First Listed 02/10/17: $740,000 - $760,000; Last Listed 30/10/17: Private Sale $750,000 30 days on market.*
If you cant afford a house in Elwood quite yet, this is the next best thing! Situated in a small boutique block of four, its gracious, spacious and adorned with a perfectly preserved, pure display of original Art Deco features throughout. A grand entry foyer gives way to a massive living room entered via double leadlight doors, an ultra-modern quality kitchen with a casual meals area, stone benchtops and Miele appliances, an enormous main bedroom with ceiling-height robes and adjoining daybed/sunroom, an equally generous second bedroom with open fireplace and a lovingly restored Art Deco bathroom with separate toilet. Additional highlights include dizzyingly high ornate ceilings and cornices, gorgeous garden outlooks and beautiful timber floorboards and architraves. Transport and cosmopolitan cafes are almost on the doorstep. Note: Separate brick office/art studio.* Macquarie DEFT Auction Pay available on this property on auction day! *

1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

1/15 Burnett St ST KILDA 3182

PRICE :	$630,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	28/10/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	2 C 5	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 :	Wilson		

COMMENTS : *Listed on 06/10/17: 23 days on market.*
Impressive location sitting on the top of St Kilda Hill, walk to Fitzroy Street, Acland Street, St Kilda beach and all the activities St Kilda has to offer. Burnett street maintains a wonderful streetscape, and the apartment itself is situated at the front of the block with fantastic street appeal and a leafy courtyard. Internally, the kitchen and living area are separate, with a separate bathroom/toilet. Both generous sizes bedrooms have large built in wardrobes, which flow onto a quiet central corridor.The apartment is ready for you to move straight in as it has been freshly painted throughout and new carpet has been laid. This boutique apartment block is well maintained and quiet. The entrance to the building has a security entrance and the carpark also has an automatic security door. This apartment would suit any first home buyer, and would be a great investment.Features:- Recently renovated- Ground Floor apartment with Courtyard- Generous sized bedrooms with build in robes- Off Street secure undercover car parking- Walk to Fitzroy Street, transport and beach

4/6 Southey St ELWOOD 3182

PRICE :	$620,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/10/2017	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	4
MUNICIPALITY :	Port Phillip	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :	2 D 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 :	Buxton		

COMMENTS : *First Listed 05/10/17: $560,000 - $590,000; Last Listed 23/10/17: $570,000 - $610,000 22 days on market.*
The proportions are grand...the location is great...the renovation is stylish....this substantial apartment is the ultimate Art Deco buy! First floor in a solid -brick boutique block, this two bedroom apartment is characterised by spacious double bedrooms, gracious living-dining with a northerly aspect, and a curvaceous study with the same sunny north aspect ...and eclectic aquatic detail! Richly Deco detailed with warm polished boards, lofty decorative ceilings and a pristine vintage bathroom with original terrazzo flooring, this substantial apartment offers a wealth of contemporary comfort with a sleek stone and stainless-steel appliance kitchen, split-system air-conditioning, gas-heating and streamlined built-in robes. With access to a secondary external stairway and on-site parking, this Deco beauty is a smart buy for first-home-buyers, investors and lock-and-leavers ... in one of Elwood's smartest lifestyle location, just around the corner from St Kilda Botanical Gardens, 500m to the Marina and an equally easy walk to Tennyson St's quiet little latte strip and Acland's St's big buzzy mall!

1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

5/85 Westbury St ST KILDA EAST 3183

PRICE :	$715,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/10/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	2 J 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 :	Jellis Craig		

COMMENTS : *First Listed 19/09/17: ; Last Listed 20/09/17: $600,000 - $650,000 26 days on market.*
One of only eight in 'The Birches', this beautiful upstairs apartment delivers an irresistible balance of art deco era elegance and evident modern quality. Living and dining areas that retain an ornate original ceiling and a fully functional open fireplace are complemented by pristine presentation and an adjoining kitchen featuring hardwood floorboards and the natural advantage of northern light. A luxuriously large main bedroom where leafy aspects are enjoyed through lead light windows is matched by the generous proportions of a second double bedroom accompanied by its own leafy perspective. The central bathroom's impressive size and immaculate style make an appealing contribution to a floor plan of significant character close to the shopping, trams and renowned cafes that make Carlisle Street such a magnetic attraction. Balaclava station and Alma Park are also conveniently close to this ideal address, with the added asset of an allocated lock up garage.

4/129 Alma Rd ST KILDA EAST 3183

PRICE :	$661,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/08/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	19/10/2017	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :	Prahran	STOREYS :	
MAP REF :	2 K 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP029973	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	Yes
AGENT :	McGrath St Kilda		

COMMENTS : *Listed on 10/11/17: -82 days on market.*
The broad appeal of this apartment lies in its generously proportioned layout, first floor elevation embracing natural light and convenient location within a block of just six close to the lifestyle attractions of Balaclava, St Kilda, Prahran and Windsor. - North/West facing corner living room spaced for comfort - Large eat-in kitchen/meals with gas cooking and rear access - Impressively bright, oversized and carpeted robed bedrooms - Bathroom with combined bath and shower plus laundry zone - Undercover parking, polished timber floors, panel heating - Within a solid-brick block enjoying a leafy garden setting - Rental prospects enhanced by proximity to amenities - Steps to local fitness centre and Alma Park tranquillity - Moments to city bound trams along Dandenong Road - Easy stroll to trains and cafes of Windsor and Balaclava

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1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

12/14 Chapel St ST KILDA 3182

PRICE :	$701,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/08/2017	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	08/09/2017	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	0
PARISH :	Prahran	STOREYS :	
MAP REF :	2 H 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	12	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS615105	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	Yes
AGENT :	McGrath St Kilda		

COMMENTS : *Listed on 31/08/17: $680,000 - $720,000 -18 days on market.*
Classically oversized dimensions and a private top floor setting welcoming an abundance of natural light imbues this apartment with a peaceful ambiance of genuine warmth, ensuring wonderful living close to Windsor, Balaclava and seaside St Kilda. - Whisper quiet allotment to the very rear of the block - Spacious house-like separate lounge and dining rooms - Stone kitchen with Blanco gas appliances and dishwasher - Beautifully bright, both bedrooms have built-in robes - Excellent potential to accommodate third bedroom - Master leads to balcony enjoying relaxing treetop outlook - Updated bathroom with shower, bathtub and a separate w/c - Timber floors, air conditioning, intercom entry, Euro laundry - Steps out to trams on doorstep and Alma Park around corner - Easy stroll to the trains and cafes of Windsor and Balaclava

3/28 Avoca Av ELWOOD 3184

PRICE :	$930,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	29/07/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	4
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		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 :	Chisholm & Gamon		

COMMENTS : *First Listed 04/07/17: $870,000 - $930,000; Last Listed 24/07/17: 26 days on market.*
Renovated to the highest of standards, this breathtaking residence is perfect in every way. Indulge in the house-sized proportions of this classic Art Deco in a striking block of only 3 with influences from the streamlined moderne era. Features two balconies, lock up garage and a top floor penthouse position occupying the entire floor, sharing no walls with its neighbours. Discerning buyers will soak up the abundant light and alluring roof top vistas of Elwood and St Kilda districts. Exceptionally renovated throughout with no expense spared including designer kitchen and bathroom by Smarter Bathrooms in 2015. Located in a prime spot just minutes to St Kilda Botanical Gardens, St Kilda Marina, restaurants, cafes, the beach, Carlisle St, trams and trains. It's time to give a standing ovation for this period sensation. Features: - Security entrance - Ambient lounge with working fireplace and Bose sound system - Master bedroom with BIRs - Spacious 2nd bedroom with walk in dressing room or separate study - Renovated kitchen with stone benches, Two-pack cabinetry, Smeg gas stove, Bosch dishwasher and Built in custom matte black Smeg retro refrigerator- Sumptuous renovated bathroom with Kaldewei bath with Hansgroe rain shower, Matte black tapware, towel rails and accessories- Built-in dining area with under seat storage Washing machine/dryer combo included- Ducted heating- Air conditioning - Two balconies with Sonos outdoor speaker system - Designer lighting throughout - Lock up garage with storage & remote access

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1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

4/101 Alma Rd ST KILDA EAST 3183

PRICE :	$750,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/07/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		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 :	Buxton		

COMMENTS : *Listed on 05/07/17: $600,000 - $650,000 25 days on market.*
A sophisticated, vogue refurbishment elevates this fabulous two bedroom mansion apartment to magazine ready status in a brilliant position directly opposite Alma Park, only a short walk from Chapel Street, trams and iconic St Kilda attractions. On the first floor facing north, high period ceilings and character windows come into their own, ensuring abundant natural light illuminates spacious proportions defined by smart contemporary style, premium finishes and striking stained timber floors. A generous open plan living domain with built in media unit features an integrated kitchen with Miele appliances, stainless steel benchtops, ample built in storage and incredible island dining. An impressively sized main bedroom, complete with extensive BIRs/storage, is complemented by a second bedroom or study and an irresistible bathroom featuring stylish vanity, tall mirrored storage and dual shower. Euro laundry, reverse cycle heating/cooling, ceiling fans, intercom entry and secure car parking on Title complete a spectacular first home or investment in a consistently sought after position.

5/1-3 Smith St ST KILDA 3182

PRICE :	$789,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/07/2017	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	06/09/2017	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :	Prahran	STOREYS :	
MAP REF :	2 C 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	5	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP026721	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No
AGENT :	McGrath St Kilda		

COMMENTS :

5/1 Milton St ELWOOD 3184

PRICE :	$632,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/07/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Port Phillip	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :		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 :	hockingstuart		

COMMENTS : *Listed on 09/06/17: $600,000 - $640,000 23 days on market.*
This beautiful and spacious, two bedroom, older-style apartment with classical charm of the interwar period ticks all the boxes. Situated on the first floor of this proudly maintained and tightly held block amidst a lush garden setting, the home is an exquisite statement in one of Elwoods most popular streets. Superb period detail, ceiling roses and polished Baltic pine floors enhance the home which also features terrific robes and a pretty shared deck. Rarely offered and always sought after, this attractive block is delightfully positioned only a moment from Brighton Road shops and cafes, easy access to Carlisle St, Acland St, Ormond Rd, St Kilda Botanic Gardens, the waterfront and plenty of public transport. What more could you want

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t he information contained herein is to be used as a guide only.a lthough every care has been taken in the preperation of the information, we stress that particulars herein are for information only and do not constitute representations by the o wners or a gent. s ales 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.

1-14/18 Duke Street, St Kilda

Comparable Sales- ST KILDA

9/8 Marriott St ST KILDA 3182

PRICE :	$435,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/07/2017	ROOF :	
METHOD :	Sold After Auction	BEDROOMS :	2
SETTLEMENT DATE :	28/08/2017	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :	Prahran	STOREYS :	
MAP REF :	2 F 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	9	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS547371	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	Yes
AGENT :	Biggin & Scott		

COMMENTS : *First Listed 11/05/17: ; Last Listed 19/06/17: $439,000 52 days on market.*
A neat package indeed, this top floor 2 bedroom is let at $395 per week and represents a fab 4% plus return in a high growth cosmopolitan hub close to shopping, transport and lifestyle attractions!Alternatively what a superb first home buy - affordable, updated and easy living it is an ideal entry into the popular St Kilda market.NB: small block plus car parking.

2/14a Chapel St ST KILDA 3182

PRICE :	$685,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/07/2017	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	01/09/2017	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Port Phillip	CARPARKS :	1
PARISH :	Prahran	STOREYS :	
MAP REF :	2 H 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP008785	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED:	No
AGENT :	Buxton		

COMMENTS : *Listed on 31/05/17: $575,000 - $625,000 32 days on market.*
Boasting a ground floor position and beautifully bright interiors retaining all the charm of the era, this generously proportioned 1940's home ticks all the boxes for those searching for an apartment with character and space. Further highlights include polished floors throughout and period detailing such as high ceilings and picture rails. The generous living room overlooks manicured gardens and the modern kitchen is appointed with quality stainless steel appliances and a dining nook. A central tiled bathroom includes laundry facilities, while the secure entry foyer and off street parking add further appeal. . A cosmopolitan location close to Alma Park and trams ensures future success for homebuyers and astute investors alike.

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1-14/18 Duke Street, St Kilda

Comparable Rentals- ST KILDA

	Listing ID	Suburb	Address		Map	Rent	Leased	Bedrooms	Bathrooms	Photos	Floor Plans	
	1. 10991001	ST KILDA	6/53	Chapel Street	map	$395 pw	27-04-2017	2	1	13		view..
						No parking Renovated						
	2. 10841639	ST KILDA	2/72	Grey Street	map	$400 pw	21-02-2017	2	1	10		view..
						Updated No parking						
	3. 10857320	ST KILDA	16/14A	Chapel Street 58 D9	map	$440 pw	28-02-2017	2	1	9	1	view..
						Has parking						
	4. 11134977	ST KILDA	1/49	Acland Street	map	$430 pw	11-08-2017	2	1	9	1	view..
						Has parking						
	5. 11120553	ST KILDA	1/27	Mitford Street	map	$350 pw	20-06-2017	2	1	9		view..
						Unrenovated Has parking						
	6. 11276829	ST KILDA	10/14A	Chapel Street 58 D11	map	$390 pw	11-10-2017	2	1	9		view..
						Unrenovated Has parking						
	2. 11039183	ST KILDA	8/10A	Mitford St	map	$395 pw	18-05-2017	2	1	8		view..
						Renovated No parking						

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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

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This document does not purport to contain all the information a purchaser (investor or homebuyer) may require to make an informed decision in respect of this buying strategy. The company does not take into account the individual financial circumstances of any purchaser and does not give financial or investment advice. Accordingly, purchasers should make their own enquiries and obtain professional legal, financial, tax and accounting advice before making a buying decision to purchase within the "Group Block" strategy. Purchasers should also consider any risk factors associated with this type of property purchase.

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