



ADVANTAGE  
PROPERTY CONSULTING

# PROPERTY REPORT

1-4/19 Watt Street, Bentleigh East



*We are Melbourne!*<sup>TM</sup>

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# I-4/19 Watt Street, Bentleigh East

## SUMMARY

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- Boutique block of four 2 bedroom villa units from \$500,000 - \$550,000 each (approx.)
- Currently rented at \$300 per week, approximate rental up to \$390(approx.) per week in current condition and \$400 - \$420 per week (approx.) per week if renovated
- No external renovation proposed unless agreed to at First Owners Corporation Meeting after settlement has taken place
- Buyer's Agent Fee of \$13,750 (inc gst) per person (\$12,500 + gst) for sourcing and negotiating this Group Block Purchase

# SP 30427

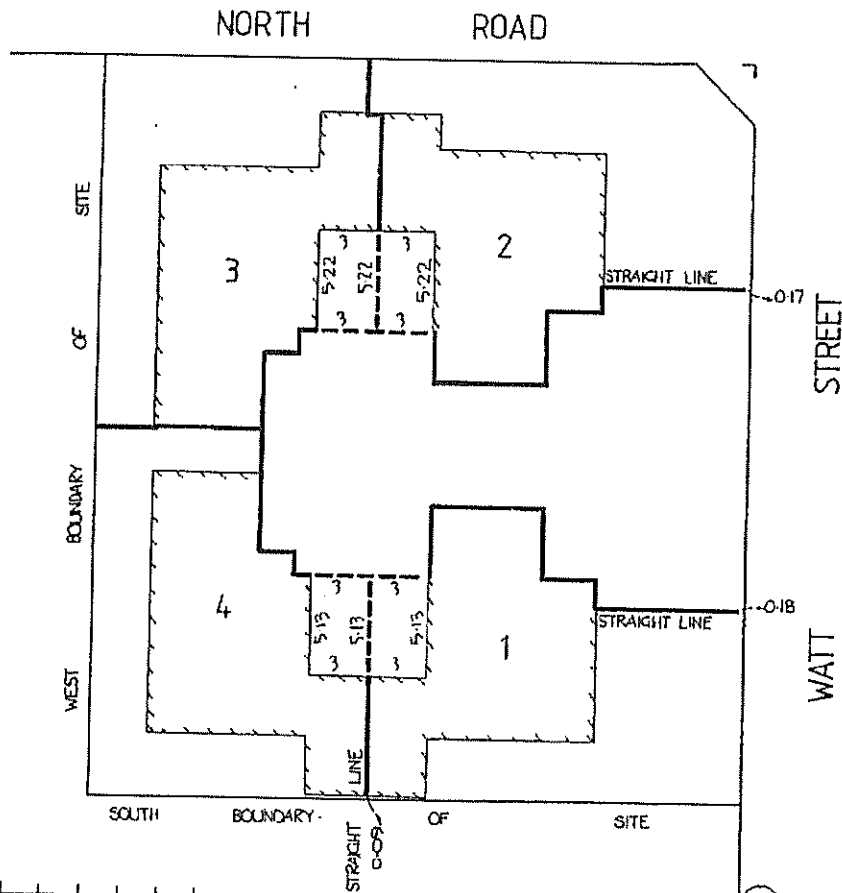
## SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

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

#### LEGEND

- 1) THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS 1 AND 4 IS A SINGLE STOREY BUILDING.  
THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS <sup>2,3 AND 4</sup> ~~2 AND 3~~ IS A SINGLE STOREY BUILDING.
- 2) THE LOWER BOUNDARY OF EACH OF UNITS 1, 2, 3 & 4 LIES ONE (1) METRE BELOW THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON SHEET 2 HEREOF.  
THE UPPER BOUNDARY OF EACH OF THESE UNITS IS SEVEN (7) METRES ABOVE ITS LOWER BOUNDARY.
- 3) NO UNIT ON THIS PLAN IS AN ACCESSORY UNIT.
- 4) THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN EACH OF UNITS 1, 2, 3 & 4.

DL 15.11.13



LENGTHS ARE IN METRES

**k. a. reed (group) pty. ltd.**  
 51 WILLIAM STREET, MELBOURNE, 3000.  
 SURVEYORS 617271 (7 firms)  
 ENGINEERS ARCHITECTS PLANNERS CARTOGRAPHERS



SURVEYORS REF  
**15259 U**

VICTORIA

*[Handwritten Signature]*  
 LICENSED SURVEYOR  
 SHEET 2 OF 2 SHEETS

SP 30427

30427Q

CHART 60

PLAN OF STRATA SUBDIVISION

THE PARCEL - The whole of the land described in Certificate of Title  
 Volume 9522 Folio 399 being part of  
 Crown Portion 63  
 Parish of Moorabbin County of Bourke

REGISTERED

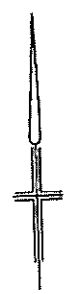
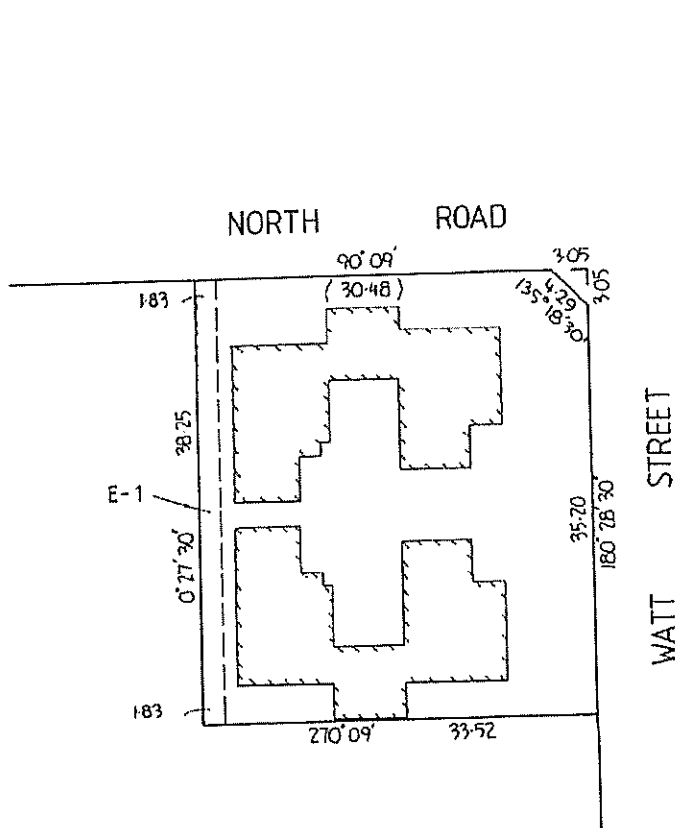


TIME 7:30 Am DATE 20.12.88

POSTAL ADDRESS OF BUILDINGS

21 WAIT STREET EAST BENTLEIGH 3204

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE  
 SEE OWNERS CORPORATION SEARCH REPORT



E-1 DRAINAGE & SEWERAGE EASEMENT  
 VIDE L.P. 21445.  
 PART OF UNITS 3 & 4 AND PART OF  
 THE COMMON PROPERTY IS AFFECTED  
 BY THE ABOVE ENCUMBRANCE

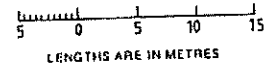


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYORS CERTIFICATE

I, CARY QUIRK OF 51 WILLIAM ST MELBOURNE a surveyor licensed under the Surveyors Act 1978 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Surveyors Act 1978; that the plan accurately represents as at the 17<sup>th</sup> day of APRIL 1986 in the manner required by or under the Strata Titles Act 1967 and by or under the Surveyors Act 1978; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature: *[Signature]* Date: 17/12/86  
 KE CARTER FILED AS AT 17/12/86

SEAL OF MUNICIPALITY AND ENDORSEMENT  
 Sealed pursuant to Section 6 (1), Strata Title Act

*[Signature]* COUNCILLOR  
*[Signature]* COUNCILLOR  
*[Signature]* TOWN CLERK

k. a. reed (group) pty. ltd.  
 51 WILLIAM STREET, MELBOURNE, 3000.  
 surveyors 622721 (P) Engrs  
 engineers architects planners cartographers

SURVEYORS REF  
 15259 U

VICTORIA

LICENSED SURVEYOR  
 SHEET 1 OF 2 SHEETS

# Property Report

1-4/19 Watt Street  
Bentleigh East, Vic 3165



Account - Advantage Property Consulting | P: 03 9883 8900 | F: 03 9883 8901



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 Agent. 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.

# Advantage Property Consulting

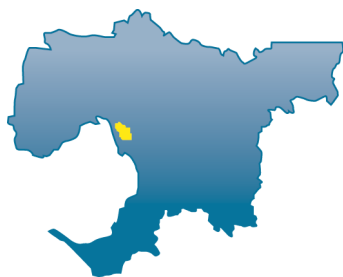
PH: 03 9883 8900

FAX: 03 9883 8901



DATES : 02/09/2015 and 02/09/2016  
PROPERTY TYPE : Flat/Unit/Apartment (Res), Townhouse (Res)  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : 19  
STREET : WATT  
STREET TYPE : (ANY)  
SUBURB : BENTLEIGH EAST  
DATA SOURCE : REI and VG/Gov  
RETURNED : 10

## Demographics - Bentleigh East



Bentleigh East is located 15 km south-east of the CBD. Located between North and South Rd, with the Warrigal Hwy on the east, Bentleigh East is a primarily residential suburb. Like a number of suburbs in this part of Melbourne, the population has decreased and aged significantly over the 1981-1996 period. Bentleigh East has a small pocket of industrial activity on East Boundary Rd and features the Monash Medical Centre Moorabbin Campus. Yarra Yarra Golf Club occupies a large part of the suburb in the south-east corner.

### SUBURB

Bentleigh East

### MUNICIPALITY

Glen Eira

### MEDIAN AGE

40

### MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment  
2030

Weekly rent  
363

Weekly individual income  
596

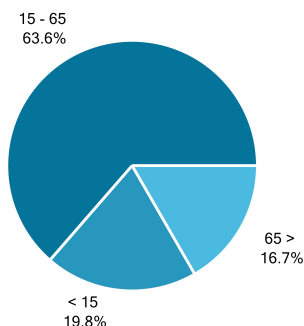
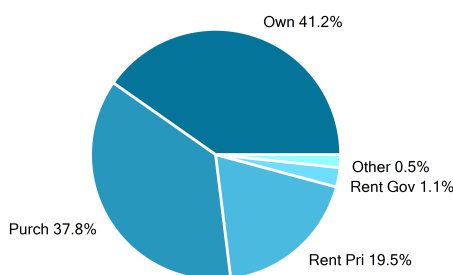
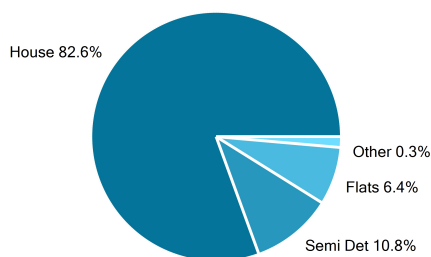
Weekly family income  
1695

Weekly household income  
1406

### DWELLING TYPE

### RENT VS. OWN

### POPULATION



### Separate house

7782

### Semi-detached

1014

### Flat, unit or apartment

603

### Other

24

### Total

9423

### Own

3758

### Purchasing

3446

### Rent government

97

### Rent Private

1779

### Other

44

### Under 15 years

5122

### 15 - 65 years

16483

### 65 years and over

4319

### Total

25925

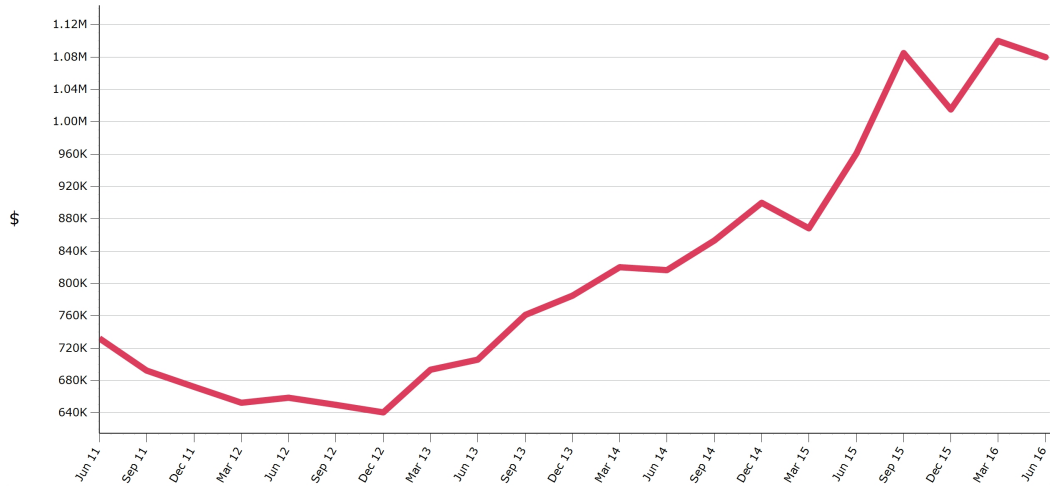
\* Source: Australian Bureau of Statistics, Census 2011

## MEDIAN PRICE

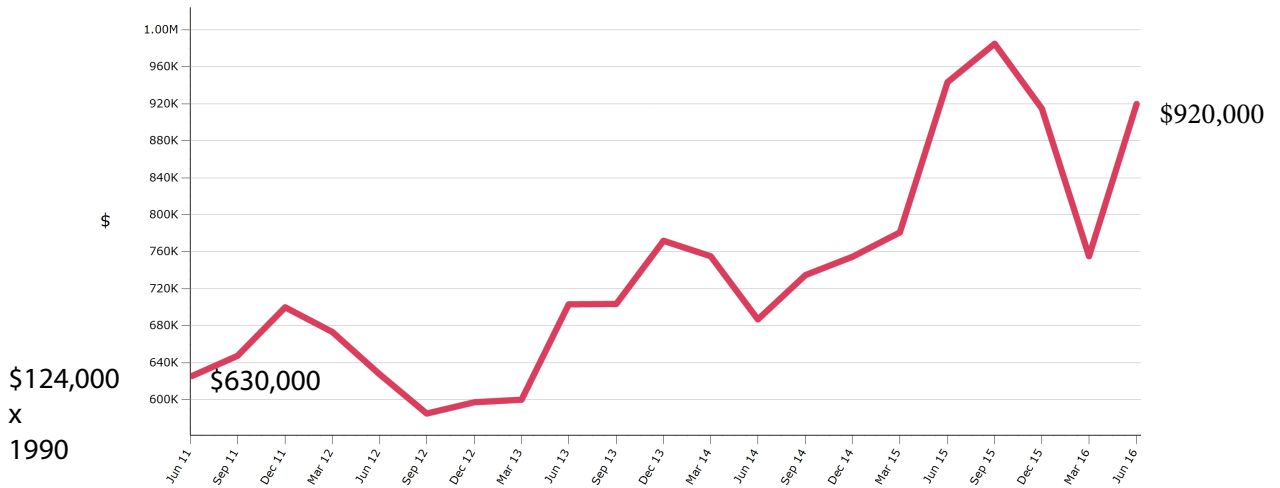
**MEDIAN PRICE:** This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive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

### Bentleigh East

**HOUSE Median Price** Current Median Price: \$1,080,000



**UNIT Median Price** Current Median Price: \$920,000



641% growth over 25 years = 25.6% per annum,

46% growth over 5 years = 9.2% per annum

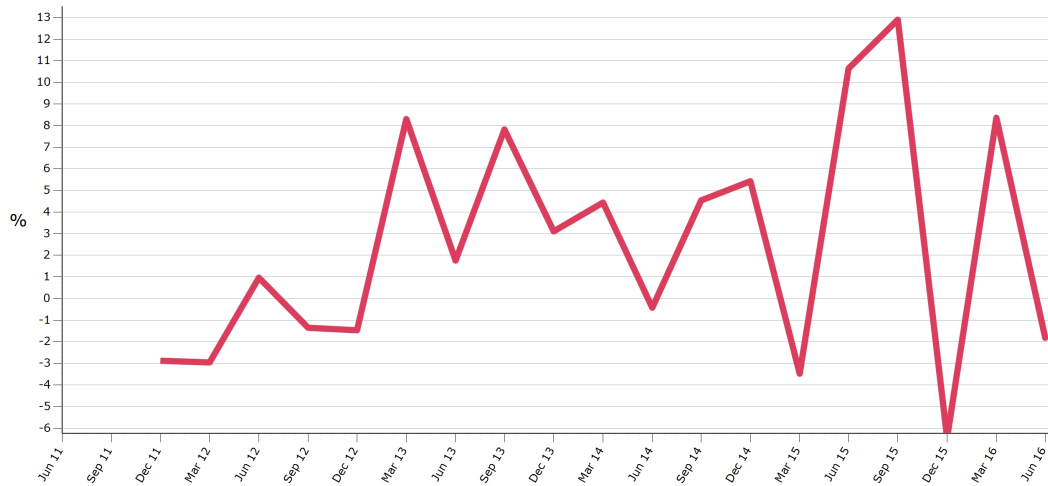
\*source REIV

## 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.

### Bentleigh East

#### HOUSE Median Price Quarter-by-quarter percentage change



#### UNIT Median Price Quarter-by-quarter percentage change





## 1/93 Tambet St BENTLEIGH EAST 3165

PRICE :	\$813,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	13/08/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	3
MUNICIPALITY :	Glen Eira	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	69 B 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** With a sunny deck and broad gardens at the front, a covered al fresco area behind and an updated 2-bedroom floorplan in-between, this sensational street-front clinker brick home provides an entertaining entry for first home buyers, a sensible scale down for empty nesters or an added value investment just metres from Mackie & North Road strips. Wonderfully proportioned with a wood fire warmed lounge and dining area, this freestanding home provides plush carpets and built in robes for both bedrooms, ample cabinetry and tiled splashback for the quality kitchen and an additional WC for the bathroom. Entertain year round in the private courtyard featuring wide board merbau decking and a built in barbeque, relax in the expansive front gardens and capitalise on rear parking in an auto lock up garage. Featuring polished boards, ducted heating, reverse cycle air conditioning and a separate laundry, take your place in street-front quality or make a wise off the strip investment - Close to North Road shops, a choice of parks, schools,- within the Coatesville Primary School zone, bus and train public transport and a short commute to Chadstone. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 53 Molden St BENTLEIGH EAST 3165

PRICE :	\$761,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	16/07/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Glen Eira	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	68 J 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	281
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** An excellent unit alternative, this immaculate 2 bedroom single level residence sits perfectly behind a picket fence and enjoys all the charm of its own cottage gardens. Lovely and light inside, this well maintained home enjoys a tiled entry, a gracious lounge and dining room with bay window, north facing kitchen and tiled meals area, 2 good size bedrooms (BIRs), timeless semi ensuite, separate toilet and a large laundry. The north facing wrap around courtyard garden is filled with established greenery and there's a pebbled alfresco area on the east side. Ideal for the young or young at heart, this independent lifestyle features security doors, ducted heating, an air conditioner, auto garage and driveway parking. In this quiet street in the McKinnon Secondary College zone, around the corner from trendy cafes and the Monash Uni/Ormond station bus, walk to McKinnon Primary School, childcare and Duncan MacKinnon Reserve.

## 3/2 Garden Rd BENTLEIGH EAST 3165



PRICE :	\$715,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	25/06/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	25/07/2016	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Glen Eira	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	68 J 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS400305	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Light filled and warm in modern comfort, this secluded 2 bedroom villa unit provides low maintenance living in garden privacy. Designed for those who love a sense of individuality, this casual retreat features an inviting entry hall, a generous living/dining room with bay window, tiled kitchen and meals area with Blanco gas hotplate, Westinghouse wall oven and provision for a dishwasher, 2 double bedrooms - each with walk in robes, tidy central bathroom, a separate toilet and laundry with external access. One of three in this neatly maintained group, this idyllic first home, investment or retirees nest features ducted heating, an air conditioner, great storage, vertical blinds, automated shutters, an east-facing alfresco courtyard garden with mature shrubs that wraps around to the back of the home and a lock up garage with 2nd car space. Positioned perfect in the McKinnon Secondary College zone, a short stroll to childcare, Lollypops Play Centre, North Road cafes, Monash University/Ormond station bus, Duncan MacKinnon Reserve, Valkstone Primary School & McKinnon Primary School, moments to GESAC, Centre Road shops and McKinnon Reserve.

## 4/6 Crosbie Rd MURRUMBEENA 3163



PRICE :	\$685,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	24/06/2016	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	26/07/2016	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Glen Eira	CARPARKS :	2
PARISH :	Prahran	STOREYS :	
MAP REF :	69 A 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP004980	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Rooms are spacious and the floorplan provides an easy flow from one area to the next in this comfortable villa. Its informality and low maintenance characteristics make it enticing to a range of buyers. Although the living room can be closed off, a wide doorway to the kitchen gives it an open ambience. The kitchen (with gas hotplates and a ceiling fan) has a skylit meals area with built-in seating incorporating storage. A separate toilet, a central bathroom and separate laundry service the 2 bedrooms, both of which have built-in wardrobes. A sunny secluded courtyard is well maintained, paved and fringed by shrubbery. Other features are ducted heating and a lockup garage. Definitely liveable and let-able now, this home would really shine with a fresh decor or a light refurbishment. Place your stamp on an engaging property situated at the rear of a small development, across the road from Duncan MacKinnon Reserve and extra handy to buses to Monash University or to Chadstone, recreational facilities at Packer Park, and shopping in Koornang or Murrumbeena villages.

## 2/119 Marlborough St BENTLEIGH EAST 3165

PRICE :	\$655,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/06/2016	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Glen Eira	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	69 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Immaculately presented and maintained like new, this stylish 2 bedroom single level townhouse meets all your needs for low maintenance living. Open and airy with a desirable north facing rear aspect, this casual haven enjoys a relaxing living area with subtle grey feature wall, spacious north facing dining area, a modern kitchen with wine racks, large pantry and stainless steel appliances, 2 large bedrooms (mirrored BIRs), radiant bathroom, separate toilet and a laundry with external access. The north facing rear courtyard features a paved alfresco area surrounded by neatly landscaped gardens. Warm and inviting with nothing to do, this idyllic starter, retirees nest, downsizer or investment features floating timber floors, ducted heating and refrigerated cooling, security doors, white timber blinds, instant hot water, lock up garage with storage space plus a car space. In a boutique group of 3, metres to the Oasis Bakery, bus and Marlborough Street Reserve, moments to Mackie Road shops, GESAC and childcare, while zoned for Coatesville Primary School, and within easy reach of Chadstone Shopping Centre, Centre Road shops, Koornang Road and Murrumbeena Village.

## 2/9 Bayview St BENTLEIGH EAST 3165



PRICE :	\$920,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/06/2016	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	08/07/2016	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Glen Eira	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	68 J 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS429411	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 2a Maude St MURRUMBEENA 3163



PRICE :	\$865,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/03/2016	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	11/05/2016	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Townhouse - Conjoined	ROOMS :	
MUNICIPALITY :	Glen Eira	CARPARKS :	
PARISH :	Prahran	STOREYS :	
MAP REF :	69 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP023204	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

# 1/29 Dromana Av BENTLEIGH EAST 3165



PRICE:	\$770,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	13/12/2015	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	12/02/2016	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Glen Eira	CARPARKS:	
PARISH:	Moorabbin	STOREYS:	
MAP REF:	69 A 10	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS600744	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

# 1/6 Brine St HUGHESDALE 3166



PRICE:	\$640,000	RECORDED:	
RESERVE PRICE:		WALLS:	Concrete
SALE DATE:	23/10/2015	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	2
SETTLEMENT DATE:	25/01/2016	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Monash	CARPARKS:	1
PARISH:	Prahran	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS729624	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Step inside to discover this modern and stylish pad that is ready to live in with all the hard work being done! Its dark timber polished floors highlight the elegant and functional kitchen, fully renovated bathroom and the home boasts features such as hydronic heating, a split system air conditioner, stainless steel oven, 700mm cook top, Blanco dishwasher and Caesar stone bench tops. Those who love the outdoors or entertaining are spoilt with a fantastic rear deck which is semi enclosed for BBQs in the warmer months ahead. Superably located, with the renowned Hughesdale Primary School only minutes walk away, 2 zone 1 stations less than 1km away and bus stop at your doorstep; this is the ideal home for the first home buyer, downsizer or savvy investor. Inspection a Must!!

# 5/6 Crosbie Rd MURRUMBEENA 3163



PRICE:	\$670,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	10/10/2015	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	11/11/2015	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Glen Eira	CARPARKS:	
PARISH:	Prahran	STOREYS:	
MAP REF:	69 A 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	5	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP004980	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

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Historical Archive Search Results















**Search Criteria:**

Search: Properties Leased 02-09-2015 to 02-09-2016  
 City/State: Victoria  
 Suburb(s), Town(s), Post Code(s): bentleigh east  
 Property Type(s): Unit/Apartment, Unit, Apartment, Studio, Townhouse, Unit, Apartment  
 Rental Range: \$380 to \$440 per week  
 Number of Bedrooms: 2 to 2

Your Tagged properties are shown below.

Show Tagged Properties

Bedrooms  
 Bathrooms  
 Photos  
 Floor Plans

Listing ID	Suburb	Address	Map	Rent	Leased	Bedrooms	Bathrooms	Photos	Floor Plans	Tag
 1. 10312569	BENTLEIGH EAST	2/76 Barrington Street	<a href="#">map</a> 		26-07-2016	2	1	11	<a href="#">view..</a>	<input type="checkbox"/>
 2. 10300702	BENTLEIGH EAST	2/25 Birdwood Street	<a href="#">map</a> 	UNDISCLOSED	11-07-2016	2	1	10	<a href="#">view..</a>	<input type="checkbox"/>
 3. 10279377	BENTLEIGH EAST	2/50 Lahona AVENUE	<a href="#">map</a> 	\$420 pw	01-07-2016	2	1	5	<a href="#">view..</a>	<input type="checkbox"/>
 4. 10269002	BENTLEIGH EAST	6A Gray St	<a href="#">map</a> 	\$405 pw	24-06-2016	2	1	6	<a href="#">view..</a>	<input type="checkbox"/>
 5. 10243836	BENTLEIGH EAST	4/1 Caleb Street	<a href="#">map</a> 	\$420 pw	27-05-2016	2	1	6	<a href="#">view..</a>	<input type="checkbox"/>
 6. 10154169	BENTLEIGH EAST	1/2 Norville Street	<a href="#">map</a> 	\$400 pw	16-05-2016	2	1	6	<a href="#">view..</a>	<input type="checkbox"/>
 7. 10056768	BENTLEIGH EAST	2/1 Caleb Street	<a href="#">map</a> 	\$400 pw	02-04-2016	2	1	5	<a href="#">view..</a>	<input type="checkbox"/>



8. 10055145 BENTLEIGH EAST 2/41 Mackie Road [map](#) \$380 pw 22-03-2016 2 1 10 1 [view..](#)



9. 10013761 BENTLEIGH EAST 2/7 Milford Street [map](#) UNDISCLOSED 18-03-2016 2 1 4 [view..](#)



10. 9755095 BENTLEIGH EAST 4/1 Caleb Street [map](#) \$420 pw 03-02-2016 2 1 6 [view..](#)



11. 9766941 BENTLEIGH EAST 1/10 Blenheim Street [map](#) \$395 pw 04-12-2015 2 1 6 [view..](#)



12. 9787616 BENTLEIGH EAST 1/85 Waratah Street [map](#) \$420 pw 01-12-2015 2 1 8 [view..](#)



13. 9781553 BENTLEIGH EAST 3/5 Rudyard STREET [map](#) \$430 pw 26-11-2015 2 1 7 [view..](#)

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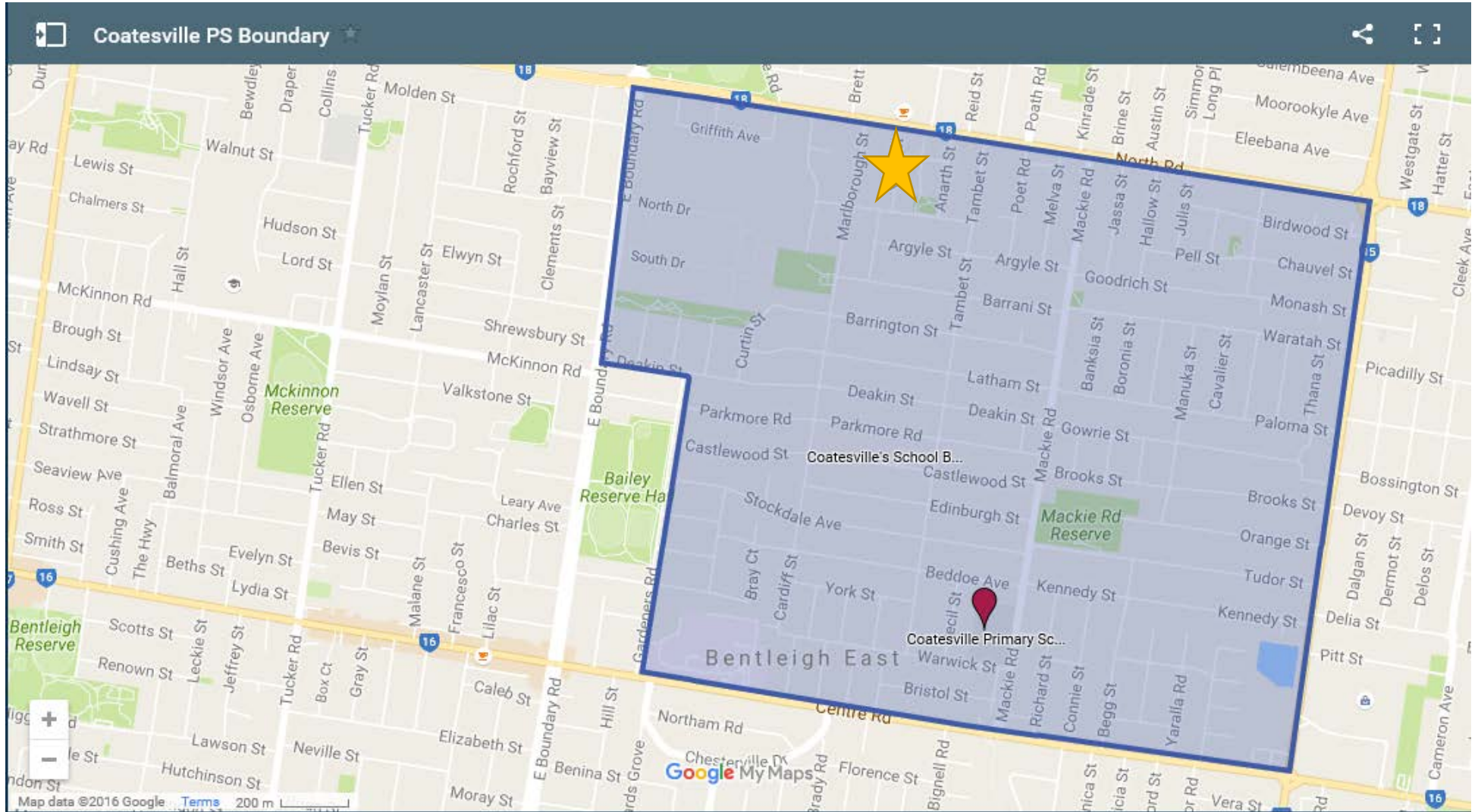
**Advantage Property Consulting - Melbourne**

Investment Analysis	Input	Projections over 10 years				
	2015	1yr	2yr	3yr	5yr	10yr
End of year						
Property value	\$525,000	577,500	635,250	698,775	845,518	1.362m
Purchase costs	\$45,350					
Investments/principal	\$125,000					
Loan amount	\$445,711	445,711	445,711	445,711	445,711	445,711
Equity	\$79,289	131,789	189,539	253,064	399,807	<b>916,004</b>
Capital growth rate	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Inflation rate (CPI)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Gross rent /week	\$420	21,403	22,045	22,707	24,089	27,926
<b>Cash deductions</b>						
Interest (I/O, P&I)	4.50%	20,057	20,057	20,057	20,057	20,057
Rental expenses	23.13%	5,053	5,204	5,360	5,687	6,593
Pre-tax cash flow	-\$125,000	-3,706	-3,216	-2,711	-1,654	1,277
<b>Non-cash deductions</b>						
Deprec.of building	2.50%	625	625	625	625	625
Deprec.of fittings	\$30,000	4,313	5,920	4,071	2,100	688
Loan costs	\$361	72	72	72	72	
<b>Total deductions</b>		30,119	31,879	30,186	28,541	27,962
Tax credit (joint)	\$250,000	4,227	4,770	3,627	2,159	18
After-tax cash flow	-\$125,000	521	1,554	916	505	1,295
Rate of return (IRR)	22.19%					
Pre-tax equivalent	43.08%	(10)	(30)	(18)	(10)	(25)

**Property Details**

Address:	1/19 Watt st Bentleigh East		
Description:	2 bedroom villa unit		
Property cost:	\$525,000	Total cost:	\$570,711
Gross rent (yr 1):	\$21,403	Gross yield:	4.08%
Net rent (yr 1):	\$16,351	Net yield:	3.11%
Cash neutral investment:	\$102,520	Cash positive by:	1yr

Coatsville Primary School Zone





## DISCLAIMER

This document has been prepared in conjunction with a proposed offer to purchase in our “Group Blocks” strategy. The overall strategy for our “Group Blocks” purchases is to enable our clients to increase the value of their property by making improvements to the exterior of the overall block. A scope of works will be created and options presented to owners on remedial and rejuvenation works and a preliminary budget established. The budget is based on estimates and the actual costs may vary if there are variations to the original scope of works. The quality of overall improvements will be determined by the budget set by owners and anticipated works constitute a rejuvenation project and not a full renovation of the block.

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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](http://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.