



ADVANTAGE
PROPERTY CONSULTING

PROPERTY REPORT

I-8/6 OSBORNE COURT, HAWTHORN

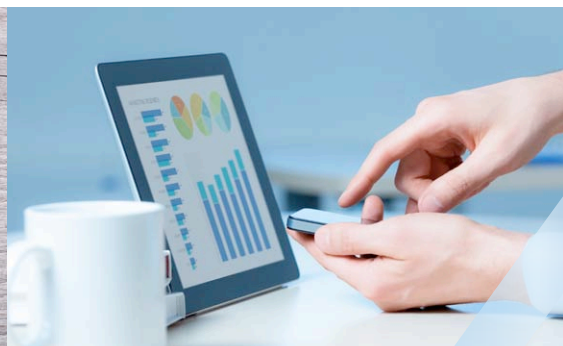


*We are Melbourne!*TM

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THE “GROUP BLOCKS” SYSTEM

Advantage Property Consulting has developed a successful and popular group block strategy where we source and negotiate the purchase of whole blocks of boutique un-renovated apartments on behalf of a syndicate of investors and homebuyers.

The main benefit of the type of purchase is the ability for clients to join others in purchasing an unrenovated block of apartments and collectively renovating the external areas and individually renovating the internals to add value.

Our Group Blocks Strategy continues to be a resounding success with most of our projects allocated quickly with waiting lists and many clients waiting to benefit from our creative group strategy.

Our group “blocks” renovation strategy has multiple benefits for investors and homebuyers alike. You can leverage from our extensive database of clients and reap the benefits enjoyed by developers without undertaking the whole risk of managing your own development. By providing access to apartments in bulk and co-ordinating subdivisions of title (if on one title), planning and building permits for external renovation works and the execution of external and internal renovation works, you can enjoy the benefits of being a developer without the multi-million dollar price tag usually required.

As we negotiate the purchase of a whole block of apartments for multi-million dollar prices, you only pay for an individual unit at an affordable price whilst enjoying the following benefits;

1. Buying in bulk rather than purchasing individual units, usually resulting in more competitive pricing.
2. Add value to the property as all purchasers agree to an external renovation upgrade.
3. If applicable, we increase the property’s value by subdividing if the property is on one title.
4. By renovating internally and externally, you can often increase rental returns and cash flow.
5. Providing clients with tax depreciation and tax deduction benefits on the capital cost of renovations, thus increasing their cash flow.
6. Building equity by adding value with internal and external renovations.
7. Renovations attract better quality tenants, thus increasing rental returns.
8. Our allied business partners do all the hard work and co-ordinate everything for you. They include land surveyors for the subdivision, building designer/architects for planning permits, builders and renovation companies for building permits and internal and external renovations, solicitors, building inspectors, body corporate managers (owner’s corporations) and property managers.



THE “GROUP BLOCK” PROCESS

1. PRE-PURCHASE

- Building and site inspection
- Contract review by solicitor
- Feasibility study on price
- Initial scope of works outlined for external rejuvenation

2. NEGOTIATION

- Negotiating contract terms and special conditions
- Long settlement negotiated to allow adequate time for allocation and receiving
- Negotiating purchase price either at auction or by private negotiation

3. CONTRACTS

- Contracts signed as “and / or nominee”
- Solicitor appointed to represent all buyers

6. FINAL INSPECTION / SETTLEMENT

- Final inspection arranged prior to settlement
- Advantage will liaise with solicitors, brokers and clients for settlement

5. SUBDIVISION AND POSSIBLE 503 WORKS

- If property is on one title, a subdivision process will be undertaken

4. ALLOCATION

- Registered clients notified first, then Advantage database followed by internet advertising
- Client inspections arranged
- Apartments allocated to clients upon receipt of deposit and relevant forms being signed

7. OWNER'S CORPORATION

- Manager appointed and inaugural meeting arranged
- Purchasers review rejuvenation scope of works prior to meeting
- Inaugural meeting held, scope of works and quotes discussed, voted upon

8. REJUVENATION WORKS

- Permits lodged if required and work orders issued for external works
- Individual buyers to lodge permits (if applicable) and co-ordinate internal renovations
- Works completed

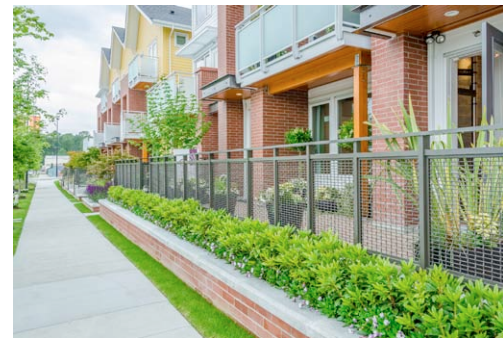
9. ONGOING (INVESTORS)

- Property marketed for lease and ongoing management of property
- Tenant secured



WHAT YOUR CONSULTING FEE COVERS

- The initial sourcing, negotiating and management of the building purchase
- Conducting a survey of the building and land to see if additional carpark spaces and/or courtyard areas can be applied to individual units either through sub-division or potential licence agreements to add value
- Co-ordinating the setup of all paperwork including individual property report, strata plan (if applicable) and notice of appointments for the individual block
- Payment of initial deposit - of which you will reimburse Advantage Property with your portion upon purchase
- Preparation of documentation for your individual purchase
- Arranging an inspection of your unit/apartment (subject to availability)
- Organising a building inspection report to be conducted for the interior and exterior
- 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)
- Overseeing the sub-division process and arranging for any works that might be required in order to meet council requirements (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
- Thorough communication and meetings between departments to ensure smooth transitions between the sales departments and Owners Corporation and Property Management (if applicable)
- Set up and preparation for the Owners Corporation Innaugral General Meeting



I-8/6 OSBORNE COURT, HAWTHORN

SUMMARY

- Block of 8 one bedroom updated apartments with balconies or courtyards from \$440,000 each.
- External renovation contribution of \$5,000 each (approx.) plus consulting fee of \$13,750 (inc gst)

BLOCK PARTICULARS

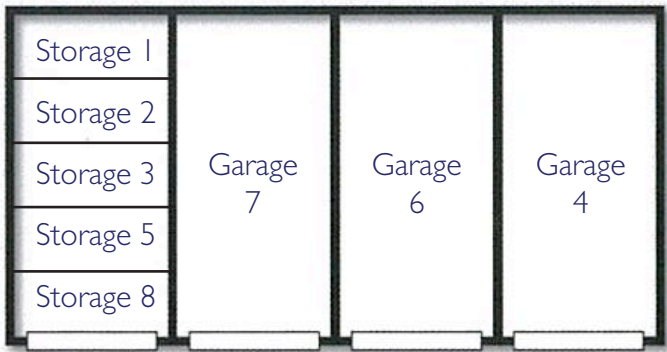
Settlement:	25th March 2016	Zoning:	General residential zone
Owners Corporate Fees:	\$1800 per annum (approx.)	Bedrooms:	1
Council rates:	\$700 per annum (approx.)	Deposit:	10%
Water rates:	\$230 per quarter (approx.)		

UNIT PARTICULARS

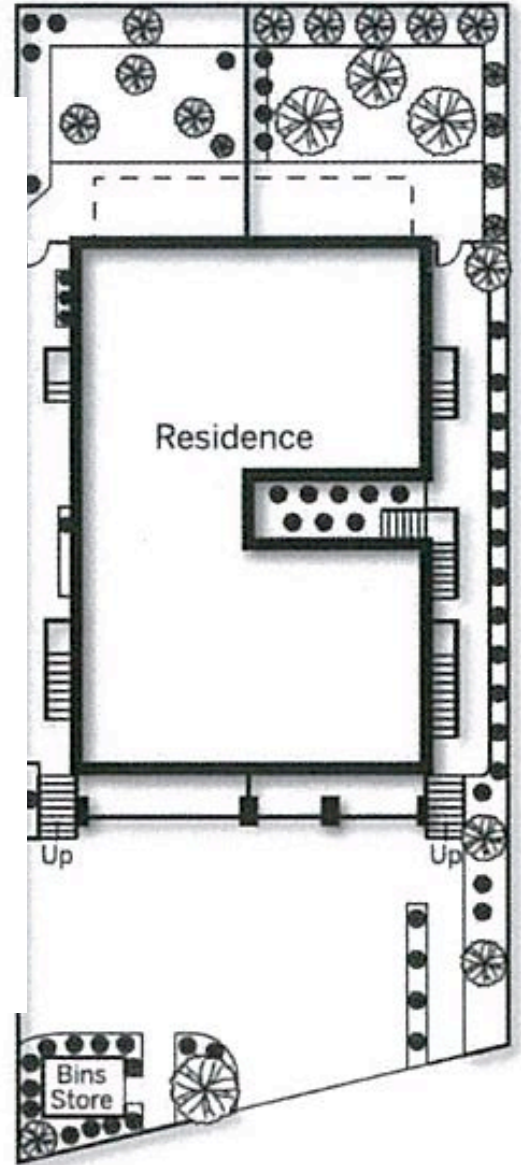
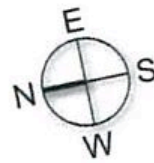
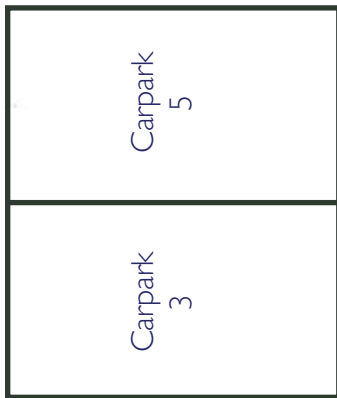
UNIT	CURRENT RENTAL	LEASE DETAILS	PRICE (PLUS \$13,750 CONSULTING FEE)	BEDROOMS	NOTES
1	\$350 pw	Monthly	\$450,000	1	Balcony, storage, no carpark
2	\$360 pw	Monthly	\$450,000	1	Courtyard, storage, no carpark
3	\$350 pw	Monthly	\$475,000	1	Balcony, carpark, storage
4	\$375 pw	Monthly	\$470,000	1	Courtyard, garage, no storage
5	\$330 pw	06.03.16	\$495,000	1	Top floor, balcony, carpark, storage
6	\$295 pw	Monthly	\$445,000	1	Top floor, terrace, garage, no storage
7	\$336 pw	19.03.16	\$440,000	1	Top floor, terrace, garage
8	\$356 pw	Monthly	\$475,000	1	Top floor, balcony, storage, no carpark



1-8/6 OSBORNE COURT, HAWTHORN PROPERTY PLAN



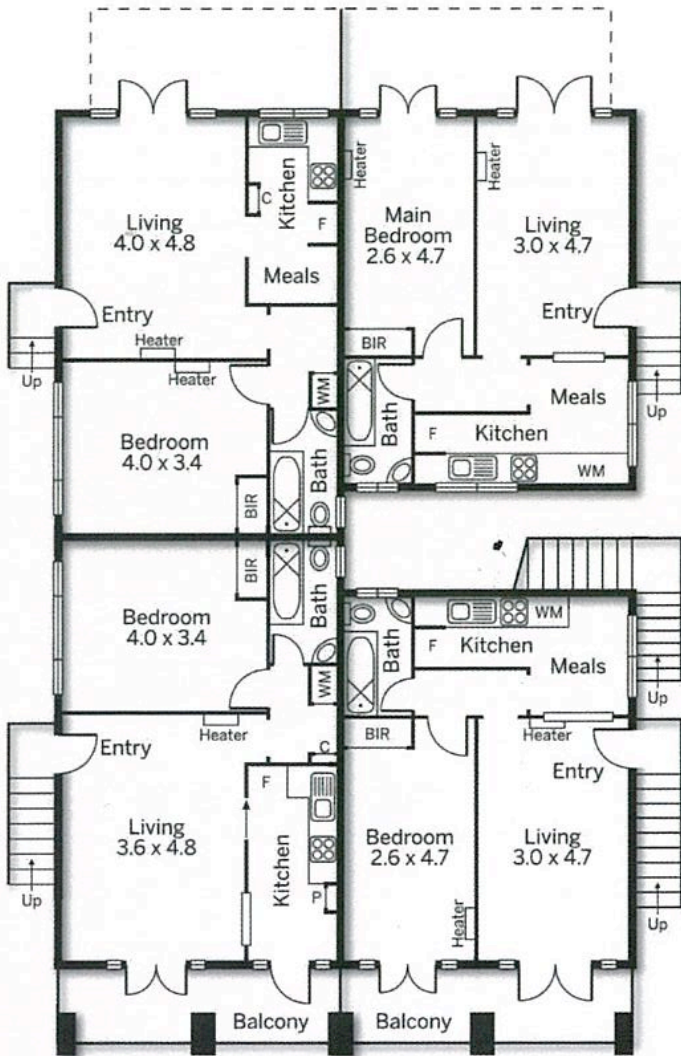
LOWER GROUND FLOOR



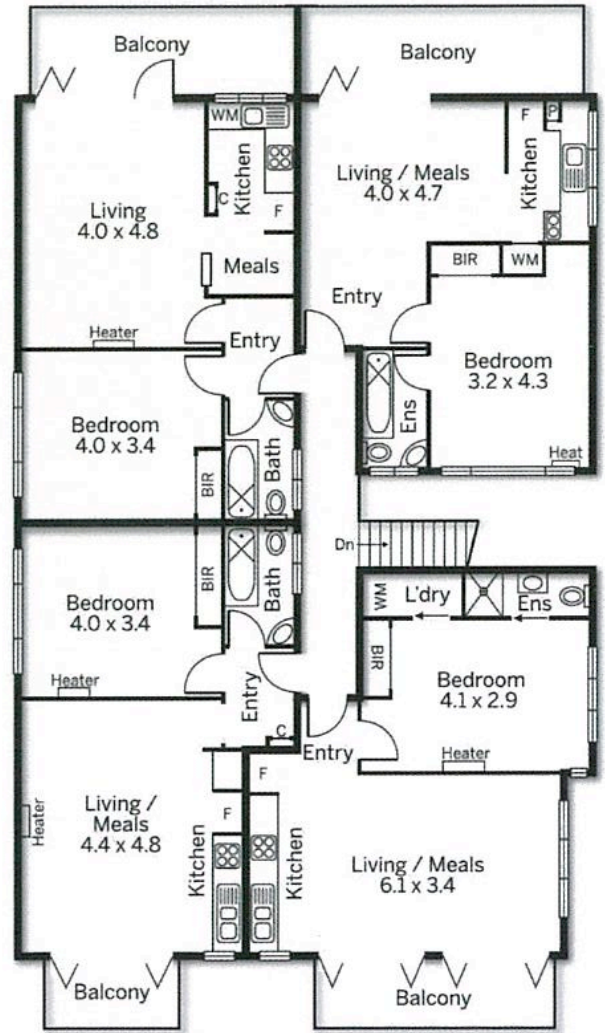
NAME: _____

SIGNATURE: _____ DATE: ___/___/___

1-8/6 OSBORNE COURT, HAWTHORN FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



I-8/6 OSBORNE COURT, HAWTHORN

PROPERTY INVESTMENT ANALYSIS

Advantage Property Consulting - Melbourne

PROPERTY INVESTMENT ANALYSIS (DESCRIPTIVE)

18-Nov-2015

Prepared for: Mr Investor
 Consultant: Frank Valentic
 Property: 5/6 Osborne Crt Hawthorn
 Description: 1 bedroom updated apartment

SUMMARY

Assumptions		Projected results over	10 yrs
Property value	\$462,000	Property value	\$1.198m
Initial investment	\$92,500	Equity	\$785,378
Gross rental yield	4.25%	After-tax return /yr	23.55%
Net rental yield	3.19%	Net present value	\$499,976
Cap. growth rate	10.00%	IF SOLD	
Inflation rate	3.00%	Selling costs & CGT	\$197,423
Interest rate	4.50%	Equity	\$587,955
Taxable income	\$200,000	After-tax return /yr	20.05%

COMPUTER PROJECTIONS

Investment Analysis	Projections over 10 years					
	2015	1yr	2yr	3yr	5yr	10yr
End of year						
Property value	\$462,000	508,200	559,020	614,922	744,056	1.198m
Purchase costs	\$43,070					
Investments/principal	\$92,500					
Loan amount	\$412,931	412,931	412,931	412,931	412,931	412,931
Equity	\$49,069	95,269	146,089	201,991	331,125	785,378
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	\$385	19,620	20,208	20,814	22,082	25,599
Cash deductions						
Interest (I/O, P&I)	4.50%	18,582	18,582	18,582	18,582	18,582
Rental expenses	24.30%	4,865	5,011	5,161	5,475	6,348
Pre-tax cash flow	\$-92,500	-3,827	-3,385	-2,929	-1,975	670
Non-cash deductions						
Deprec.of building	2.50%					
Deprec.of fittings	\$20,000	2,875	3,947	2,714	1,400	458
Loan costs	\$361	72	72	72	72	
Total deductions		26,394	27,612	26,530	25,530	25,388
Tax credit (joint)	\$200,000	3,286	3,591	2,772	1,672	-102
After-tax cash flow	\$-92,500	-541	206	-157	-303	568
Rate of return (IRR)	23.55%					
Pre-tax equivalent	45.72%					
		Your cost /(income) per week				
		10	(4)	3	6	(11)

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-8/6 OSBORNE COURT, HAWTHORN

DEMOGRAPHIC PROFILE FOR HAWTHORN



Hawthorn is located 6 km east of the CBD. Located on the eastern side of the Yarra and south of Barkers Rd, Hawthorn is a medium sized residential suburb in Melbourne's east, with significant commercial areas. Hawthorn has a strong tertiary education influence with the presence of the Swinburne University of Technology and a large tertiary student population. The suburb also features the Allendale Hospital and Grace Park, while the Ringwood railway line traverses the suburb.

MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment
2193
Weekly rent
340
Weekly individual income
830
Weekly family income
2494
Weekly household income
1628

SUBURB

Hawthorn

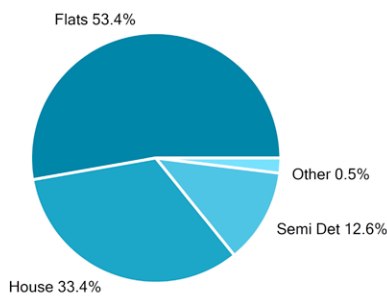
MUNICIPALITY

Boroondara

MEDIAN AGE

31

DWELLING TYPE RENT VS. OWN POPULATION



Seperate house

2893

Semi-detached

1095

Flat,unit or apartment

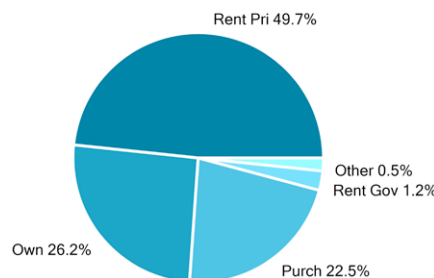
4630

Other

47

Total

9719



Own

2217

Purchasing

1904

Rent government

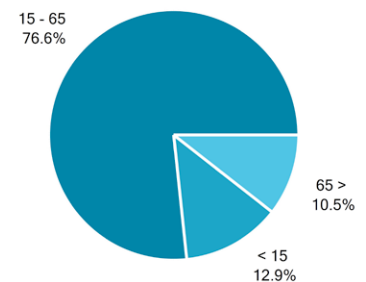
98

Rent Private

4205

Other

40



Under 15 years

2731

15 - 65 years

16226

65 years and over

2220

Total

21177

* Source: Australian Bureau of Statistics, Census 2011



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 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.

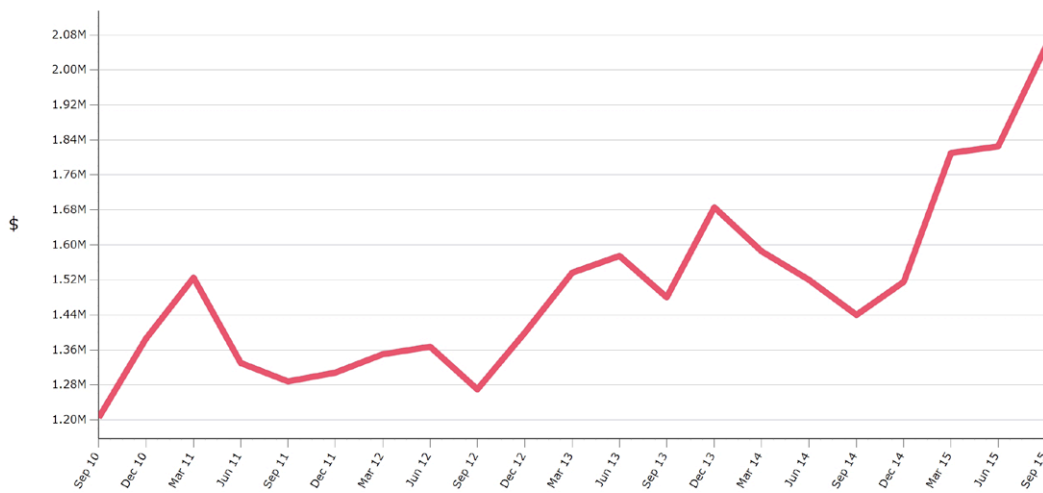
I-8/6 OSBORNE COURT, HAWTHORN

MEDIAN PRICES FOR HAWTHORN

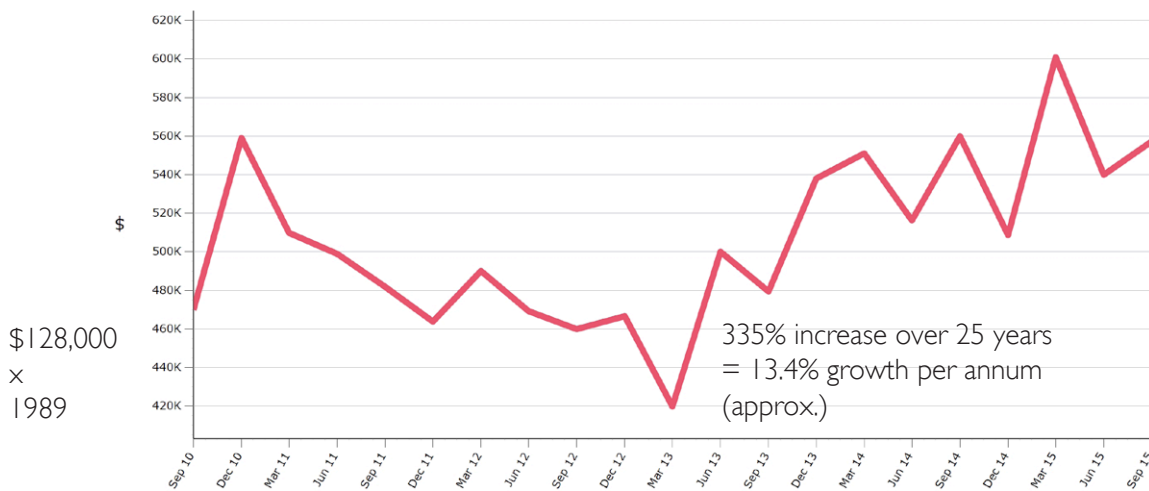
MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive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

Hawthorn

HOUSE Median Price Current Median Price: \$2,053,000



UNIT Median Price Current Median Price: \$557,250



I-8/6 OSBORNE COURT, HAWTHORN

CAPITAL GROWTH FOR HAWTHORN

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.

Hawthorn

HOUSE Median Price Quarter-by-quarter percentage change



UNIT Median Price Quarter-by-quarter percentage change



I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE SALES - HAWTHORN

Statistics

SALES PRICE

TOTAL	AVERAGE	MEDIAN	MAX	MIN
\$4,500,000	\$500,000	\$479,000	\$573,000	\$450,000

RESIDENTIAL MARKET ANALYSIS

NUMBER OF TRANSACTIONS	NUMBER OF AUCTIONS	NUMBER OF AUCTIONS SOLD	NUMBER OF PRIV. SALES, TENDERS & EXPRESS OF INTEREST	CLEARANCE RATE	HOUSE MEDIAN AUCTIONS	UNIT/FLAT APARTMENT MEDIAN AUCTIONS	LAND MEDIAN AUCTIONS
9	7	7	2	100%	\$0 (0)	\$477,000 (7)	\$0 (0)

I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE SALES - HAWTHORN

705/6 Acacia Pl ABBOTSFORD 3067

data

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/11/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	2
MUNICIPALITY :	Yarra	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



COMMENTS : Picture this. The tranquillity of the Yarra gently lapping at its bushland banks, the lush sway of the Gums beside, the cool air still but for the nearby bird calls and all around you leafy greenery. Without departing from this idyllic scene, add a single bedroom balconied setting that enjoys all this from its secure seventh floor north facing position, enhanced by smart contemporary style, sleek stone finishes and the elite efficiency of Miele appliances. Finally, include a background of exclusive resort style amenities such as concierge service, a pool, spa, sauna, sundeck, gym and rooftop entertaining terrace as well as incredibly, being only steps from the cosmopolitan shops, Yarra trail, eateries and nightlife of Victoria Street and Bridge Road, Victoria Gardens Shopping Centre and Cinema and city bound trams. This seventh floor "Haven" apartment actually delivers this extraordinary blend of riverside serenity and city side convenience with video intercom security, ducted heating/cooling, secure bike storage, lift access, storage cage and secure basement car parking as unforgettable first home, coveted CBD retreat or consistently rewarding investment.

12/28 Burwood Rd HAWTHORN 3122

data

PRICE :	\$479,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	10/10/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Boroondara	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



COMMENTS : Riverside Hawthorn has never been more affordable. Directly opposite St James Park and fronting picturesque Yarra St, this 2nd floor apartment is an inspired 1st home or investment with CBD/MCG tram out front, Hawthorn train around the corner and Yarra river trails at your disposal. Freshly updated, light and airy with parkland admired from the welcoming living/dining domain, this immaculate home is a great little place to call home, secure beyond intercom entry with allocated undercover car space included. Comprises smart dedicated kitchen, double bedroom with floor-to-ceiling BIRs, stylish bathroom/laundry, electric heater, petite leafy balcony and easy access to Swinburne Uni and Richmond nightlife.

I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE SALES - HAWTHORN

8/1 Elm St HAWTHORN 3122

data

PRICE :	\$573,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/08/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	2 J 3	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 : Easy access to Yarra trails and Barkers Road trams, this first-floor Elm Court apartment makes an ideal investment or affordable entry into Hawthorn's leafy riverside precinct. Set at the rear in a boutique block of eight, the corner apartment's light-filled interior boasts an extra-large bedroom (built-in robes) and central bathroom, spacious lounge complete with city skyline views, meals area and adjoining kitchen. Other features include gas heating, freshly painted and new carpets throughout, plus undercover parking space at the rear. Also close to Pridmore Park and Yarra Bank Reserve, Church Street trams and Victoria Gardens Shopping Centre. Move in or rent out - the choice is yours! Nelson Alexander Pty Ltd.

3/27 Grove Rd HAWTHORN 3122

Victoria data

PRICE :	\$558,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	22/08/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :	21/09/2015	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	2
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :	Boroondara	STOREYS :	
MAP REF :	45 A 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS526747	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This crisp, light-filled 1BR apartment, 1 of 8 in a beautifully-maintained boutique block, is a perfect first home or smart investment in an exclusive street close to Kew Junction, Victoria Gardens, tram routes and parkland. Set to the rear of the development, with a sunny courtyard and private access to secure parking, it offers a spacious living and dining room flowing to the courtyard, stylish kitchen (Blanco and Bosch appliances, stone bench tops), north-facing bedroom (BIRs) and bright bathroom/laundry. Features include polished timber floors, reverse-cycle air conditioning and security intercom.

105/65 Stawell St RICHMOND 3121

Victoria data

PRICE :	\$461,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/05/2015	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	1
SETTLEMENT DATE :	27/08/2015	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	2
MUNICIPALITY :	Yarra	CARPARKS :	1
PARISH :	Jika Jika	STOREYS :	
MAP REF :	2 F 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	D105	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS538430	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE SALES - HAWTHORN

16/45 Church St HAWTHORN 3122



PRICE :	\$455,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/03/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :	11/06/2015	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :	Boroondara	STOREYS :	
MAP REF :	45 A 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	34	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS447245	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Not only offering stylish Single Bedroom accommodation, this peaceful top floor apartment boasts a beautifully broad terrace and an additional Study/ dining domain versatile enough to be a Guest Bedroom with BIRs. Accessed via a secure lobby and lift, light filled open plan Living/ Dining spaces include a seamless granite topped Kitchen with glass splashback and Blanco appliances before sliding glass doors reveal a more generous than most alfresco entertaining terrace against leafy views that stretch as far Camberwell!! Includes comfortable double Bedroom with BIRs and own terrace access, smart bathroom with both bath and shower, separate laundry, reverse cycle heating/ cooling, intercom security and remote basement carspace. Relish the convenience of doorstep trams to the CBD, Bridge Road Richmond, Victoria Gardens Shopping and even Kew Junction, stroll to Yarra River bike trails.

204/61 Stawell St RICHMOND 3121



PRICE :	\$477,000	RECORDED :	
RESERVE PRICE :		WALLS :	Concrete
SALE DATE :	28/02/2015	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :	30/04/2015	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Yarra	CARPARKS :	1
PARISH :	Jika Jika	STOREYS :	
MAP REF :	2 F 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	B204	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS538430	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : This spacious and stylish 1 bedroom apartment housed on the second floor of an ultra-modern complex, showcases a large, sun-drenched balcony with stunning views of the city skyline. Upon entry, discover a Blanco kitchen that seamlessly flows into a light and bright open-plan living and dining space. Set at the rear of the block, privacy is assured in this superb example of contemporary Richmond living. With public transport, restaurants, Yarra fitness tracks and the MCG moments away, take the time to enjoy an inspection.* 1 large bedroom with mirrored BIR* Roomy open-plan living and dining* Spacious, sunny balcony with energising city views* Sleek high ceilings, polished timber floorboards, plush carpets* Luxury kitchen with Blanco appliances and stone benchtops* Fully tiled bathroom with bath* Convenient study nook* Reverse-cycle heating and cooling* Basement car space and storage cage* Integrated storage solutions* Walk to Swan Street, Bridge Road, transport, parks, Yarra River

7/27 Grove Rd HAWTHORN 3122



PRICE :	\$520,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/11/2014	ROOF :	
METHOD :	Sale	BEDROOMS :	1
SETTLEMENT DATE :	18/02/2015	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	
PARISH :	Boroondara	STOREYS :	
MAP REF :	45 A 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	7	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS526747	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE SALES - HAWTHORN

5/27 Grove Rd HAWTHORN 3122



PRICE :	\$527,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/11/2014	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :	14/01/2015	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Boroondara	CARPARKS :	1
PARISH :	Boroondara	STOREYS :	
MAP REF :	45 A 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	5	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS526747	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE RENTALS - HAWTHORN



1. 9706104 HAWTHORN 5/330 Riversdale Road 59 G1 [map](#) → UNDISCLOSED 18-11-2015 1 1 12 [view..](#)



2. 9328846 HAWTHORN 6/587 Glenferrie Road [map](#) → UNDISCLOSED 16-11-2015 1 1 5 [view..](#)



3. 9739649 HAWTHORN 5/49 Denham Street [map](#) → \$345 pw 13-11-2015 1 1 12 [view..](#)



4. 9692538 HAWTHORN 41/168 Power Street [map](#) → \$350 pw 05-11-2015 1 1 4 1 [view..](#)



5. 9675182 HAWTHORN 12/28 Burwood Road [map](#) → \$400 pw 27-10-2015 1 1 6 1 [view..](#)



6. 9448172 HAWTHORN 2/8 Brook Street [map](#) → \$350 pw 26-10-2015 1 1 7 1 [view..](#)



7. 9594374 HAWTHORN 6/2 Brook Street [map](#) → UNDISCLOSED 21-10-2015 1 1 5 [view..](#)



I-8/6 OSBORNE COURT, HAWTHORN

COMPARABLE RENTALS - HAWTHORN



8. 9349366 HAWTHORN 2/16 Riversdale Road [map](#) → \$350 pw 12-10-2015 1 1 7 [view..](#)



9. 9046864 HAWTHORN 3/74 Auburn Road [map](#) → \$310 pw 29-09-2015 1 1 9 [view..](#)



10. 9431872 HAWTHORN 11/41 Morang Road [map](#) → \$370 pw 24-09-2015 1 1 10 1 [view..](#)



11. 9465928 HAWTHORN 4/574 Glenferrie Road [map](#) → \$320 pw 23-09-2015 1 1 6 [view..](#)



12. 9402646 HAWTHORN 7/2 Launder Street 45 E11 [map](#) → \$380 pw 02-09-2015 1 1 7 [view..](#)



13. 9345906 HAWTHORN 2/14 Liddiard Street [map](#) → \$340 pw 02-09-2015 1 1 6 [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. 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.

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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