

i m a g e [®]

The Crown Property Group Australia

Weekly Magazine



NON TOUCHARE
NON SALIRE SUL
BARRIERE DELLA SCULTURA
DEI MANGROVARI
PLEASE DON'T TOUCH
IT'S STRICTLY FORBIDDEN TO CLIMB
ON THE ARTWORK AND ITS BASE

welcome

To Our Refreshing Boutique Agency

Crown Property Group Australia, situated at Shop 2,46 Slade Road Bardwell Park. Our boutique agency is known for its natural flair for developing imaginative marketing campaigns which communicate the most appealing features of their clients properties and capture the imagination of buyers.

- Unique
- Award Winning Agency
- Integrity
- Weekly Magazine
-
- Open Communication
- Written Guaranteed Service
- Innovative & Pro-active
- Available 7 days a week
-





welcome

ISSUE 613 Saturday 5th November 2022

What's happening in Sydney this weekend!

There are fun times to be had all over the city.

This weekend, we are twirling with Cinderella, losing ourselves in love, pop and Shakespeare at The Lovers, pottering around Sydney Ceramics Market, exploring the wilds of Sculpture by the Sea for the first time in two years (gasp), and taking a circus cabaret trip to L'Hôtel.

Essentially: this weekend, there's something poppin' out there for everyone.

For more information visit on what's happening around Sydney visit <https://www.timeout.com/sydney/things-to-do-in-sydney-this-weekend>.

Kind Regards,

Zoran Veleski
CEO



REAL ESTATE INSTITUTE OF NSW

Business Hours:

Monday-Friday: 8:45 am — 5:15 pm
Saturday: 8:45 am — 4:00 pm
Sunday: By Appointment

Zoran Veleski 0411 350 999 (24/7)
Corporate Office:
Shop 2/46 Slade Road, BARDWELL PARK
Toll Free Number: **1800 70 70 88**
Facsimile: 02 8004 3464
Email: enquiries@crownpga.com.au
Web: www.crownpga.com.au

An integral member of the Real Estate Institute of NSW, REI Accredited in residential property, member of the residential sales chapter & award winning agent of most prestigious awards in the industry. Crown Property Group Australia is keen to ensure that the end product we all deliver is of the highest standard.



Front Cover: Sculptures by the Sea 2022 Exhibition

contents

- 1 welcome**
- 2 what's happening in Sydney this weekend**
- 4 How to swap out expensive foods for other stuff**
- 5 open for inspection**
- 6 properties for sale**
- 7 sold properties**
- 11 halloween 2022 competition winners**
- 12 leasing local & metropolitan sydney**
- 13 are you ready for spring?**
- 14 registration of purchaser's interest form**
- 15 mortgage calculator**
- 16 stamp duty on conveyances**

ADVERTISING ENQUIRIES

Zoran Veleski
zoran@crownpga.com.au

GENERAL ENQUIRIES

Feedback or ideas for the magazine
enquiries@crownpga.com.au

Disclaimer: All information contained herein is gathered from sources we believe to be reliable, However we cannot guarantee its accuracy and any persons should rely on their enquiries. Dimensions are approximate.

How to swap out expensive foods for other stuff

Groceries are expensive right now. We hear it all day, every day. Most of us are living it, having to rethink how, when and where we shop. Plenty of us are having our budgets stretched tight by rising interest rates, fuel costs, and now the rising cost of groceries.

We recently pointed to home brand and own brand products as well as tinned items for delicious dinners and price freezes and specials that are ways to keep the spiraling budget in-check at the grocery store or supermarket. But one of the biggest areas that plenty of us are struggling with is the cost of fresh produce. There is certainly a lack of leafy greens right now — thanks to NSW and QLD floods — and the sky-high cost of the odd lettuce (when it is available at \$12 or \$14 per head of iceberg lettuce) puts them right out of the price range of many. So what items have been causing shoppers to shy away from their hefty prices and what can we use instead?

Here are some everyday items that are causing anxiety at the grocery store right now, and suggested alternatives

Lettuce (and other greens)

While lettuce has been the poster-boy of the flood crisis and the resulting scarcity and high prices, it's not just lettuce that has been hit. A lot of leafy greens including bok choy or spinach and silver-beet are also hard to find or demanding a king's ransom.

But all is not lost. If you decentralise where you shop and head to the markets or independent grocers you are more likely to find what you're after for a reasonable price. If that's not going to work for you, then remember that things like brussels sprouts, kale and cabbage are available (depending on your grocery store) and can be found for more manageable prices. You just need to be a bit more versatile in your idea of greens.

Finely shredding these hardier greens and tossing them with some olive oil and vinegar will give them a silky finish, allow them to stay crisp and make a great (and affordable stand-in) for salad greens.

There's also been an issue with the price and availability of cucumbers, and while I can't make a frozen or tinned suggestion that might be a good alternative, I will suggest that pickles might be an interesting stand-in, they are (after all) cucumbers that have been pickled. The texture is different and the flavour is, well, pickled and vinegary, but they might be a fun addition to a salad in place of the fresh variety. At about \$5.44 per kilo, it's a cheeky thing to try when cucumbers just aren't making it to the grocery shelves.



Beans and other greens

Another casualty of the current climate is green beans in all shapes and sizes. Snow peas were recently spotted for \$34 per kilo in Melbourne and \$46 per kilo in Queensland, when they usually retail for around \$7 per kg. The shock and outrage prompted us to think about alternatives.

Don't forget that there are plenty of snap frozen, tinned and even pickled bean varieties available. From frozen baby beans at \$6 per kilo, to podded and snap frozen broad beans and edamame at around \$7 per kilo, to snap frozen baby peas for as little as \$4 per kilo.



While we're talking frozen items, it's the same for broccoli and cauliflower. While supply and cost varies wildly right now, the supply of the same items frozen seems to be relatively unaffected and cost stable. Again, you can keep them in the freezer to avoid waste. You might not want to eat them thawed and cold in a salad, but steamed they are a great alternative as side dishes. At around \$5.50 per kilo for the frozen stuff, it's better than not having any available at all.

The same goes for capsicum, which has seen the price turned up at various places. You can still find capsicum ready to go in the stir-fry mixes in the frozen aisle too, so keep an eye out.

Failing the frozen stuff (and back to beans), dried beans can also make a great budget saver, and while they don't have the same snap and crunch as fresh green beans, they do have plenty of health benefits and are unquestionably cost effective as well as shelf stable, which avoids waste. They might be as little as \$3 per kilo, which also helps.

Grapes

Recently spotted for upwards of \$16 per kilo, grapes are not in season right now, which means there's a lot more involved in getting them to you. Swap them out for cheaper in-season items like pears (\$3 per kilo), apples (\$4 per kilo) and oranges (\$8 per kilo) and you'll find you'll get your snappy sweetness without the price tag.

If you're still keen for a small bite like a cherry, then tinned cherries are always available at around \$4.50 per kilo and can keep on the shelf until they are opened. It's a bit of a change, but it beats forking out the big bucks for grapes.



Open for Inspection Saturday 5th November 2022

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

SELLING NOW

Suburb	Address	Bed	Bath	WC	Car	Legend	View
Bexley North	301 Bexley Road Bexley North	4	1	1	1	●	Saturday 10:00 - 10:30am

LEASING NOW



BARDWELL Park 1/9 Hartill-law Avenue
Rent: \$550p/w
Open For Inspection:
DON'T MISS THIS ONE

Property: Unit
 As advertised

3 1 1 1

Available Now

This ultra-convenient unit has everything you're looking for. Short stroll to Bardwell Park Railway station and bus stop at your door step. A stone throw to Bardwell Park & Earlwood shopping village. Featuring 3 bedrooms, one with built-in wardrobe, bathroom with separate bathtub / shower, updated kitchen and gracious sized living / dining. Also comes with a secure car space in the back. Neat and tidy, convenience plus.



Kogarah 41 Green Street
Rent: \$850p/w
Open For Inspection:
MINUTES TO ALL AMENTIES

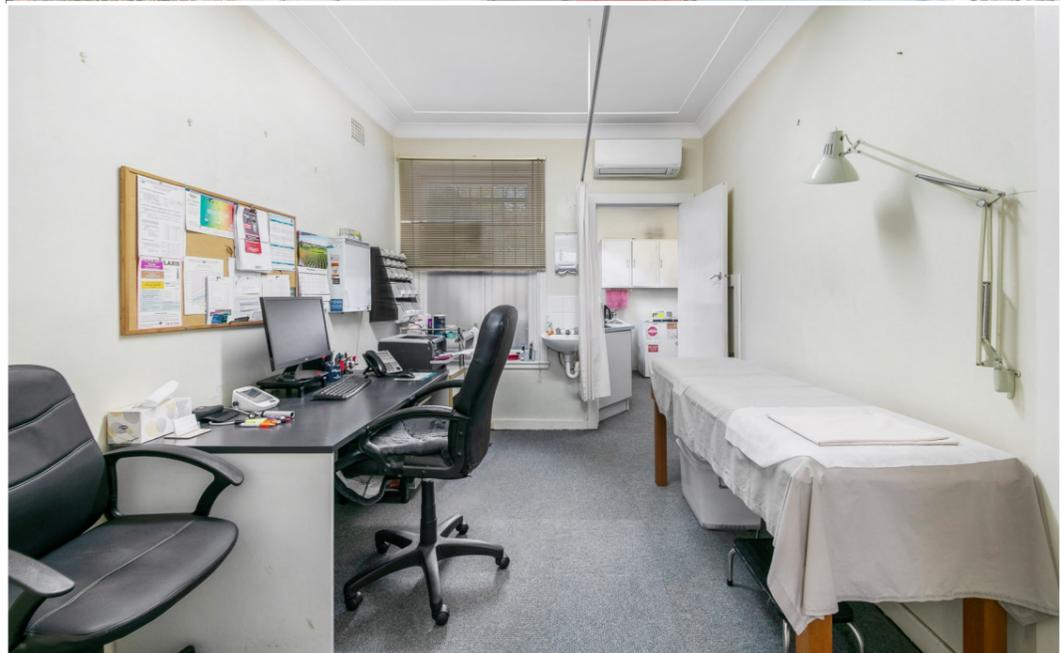
Property: Unit
 As advertised

3 1 1 4

Available : 21st November

This spacious full brick three bedroom single story family home is perfectly positioned enjoying a sunny north to rear aspect, this much loved and cared for family home is offered for the first time in 42 years. Conveniently located just moments to Kogarah Town Centre, Train Station, only meters to bus stops, Rockdale Plaza, local primary, private and high schools, both St George Hospitals and walking distance to the beach. Minutes to various childcare facilities, cafes, supermarkets, Pino's Dolce Vita, bayside walks, local football stadium, restaurants and outdoor public spaces for family and local events. Featuring formal lounge and dining, modern kitchen, internal laundry with external access. Sunroom/Office, house has solar power.





LIVE + WORK + PLAY | FIRST TIME OFFERED IN 35 YEARS | OCCUPY OR INVEST | FREESTANDING CLASSIC SHOP TOP HOUSING OPPORTUNITY | REAR LANCE ACCESS

301 Bexley Road

Style & Location: CrownPGA are delighted to present to the market for the first time in 35 years, a classic shop top housing opportunity, full brick construction offered with vacant possession. Ground floor medical (previously a Doctors General Practice) / commercial space with total site area of 211sqm on title, zoning 4B mixed use. Top floor is a two-bedroom residence, with own entrance from rear lane access plus lock-up-garage, potential dual income source. Walking distance to Bexley North Railway Station, Woolworths Metro, opposite a Free 4hr Bayside City Council parking for over 110 vehicles, Shaw Street is in close proximity, with number of cafés and well-established businesses. Entrance to M5 Motorway is also close by, offering excellent exposure to thousands of vehicles. Interiors requiring some cosmetic attention & provide a wealth of potential for the astute buyer.

Features Include:

- Existing use rights as a Doctors General Practice
- Opposite 4 hour free council parking for over 110 vehicles
- FSR 2:1
- HOB 16m
- Torrens Title, freehold

Summary: In a sought-after location with ground floor presence and exposure, the property is also suitable for any number of professional commercial users such as, doctor, accountants, lawyers, financial advisors etc. Seeking a ground floor office in a prominent position with street presence, signage opportunities, a place to live, work and play, why mixed-use developments are making a comeback. This presents a rare opportunity for Investors, Owner Occupiers or Developers to acquire a prime commercial building situated within the primary sector of this ever-popular retail precinct.

bexley north

i BUYERS INFORMATION COMMERCIAL



VIEW: Saturday 10:00 - 10:30am or as advertised

SELLING NOW: \$1,365,000 excluding GST

OUTGOINGS: Council \$630p/q* | Water \$150p/q*

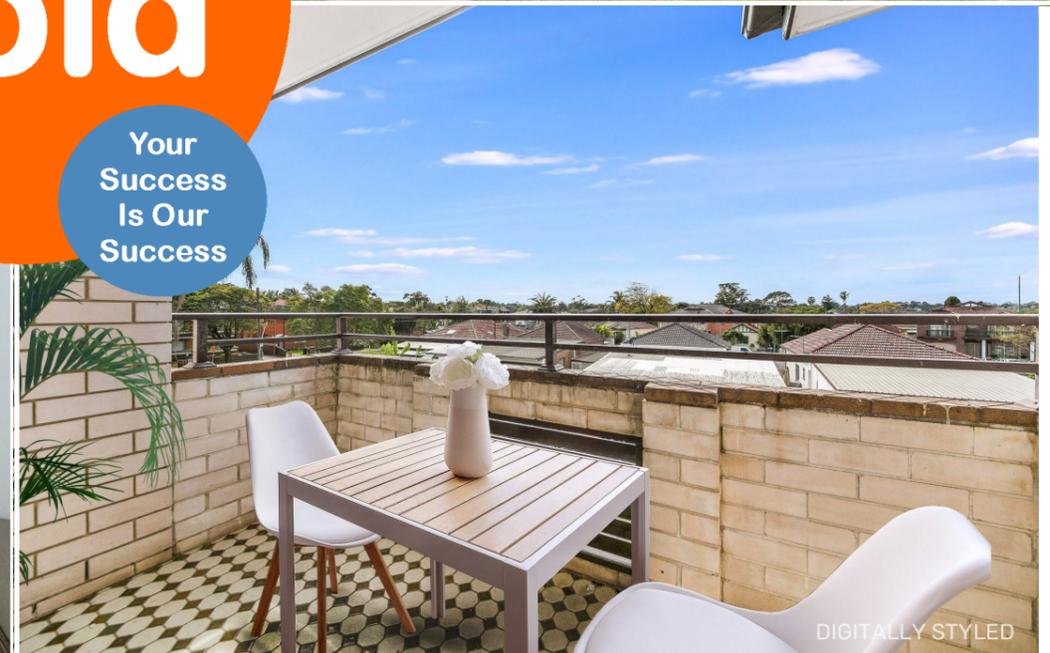
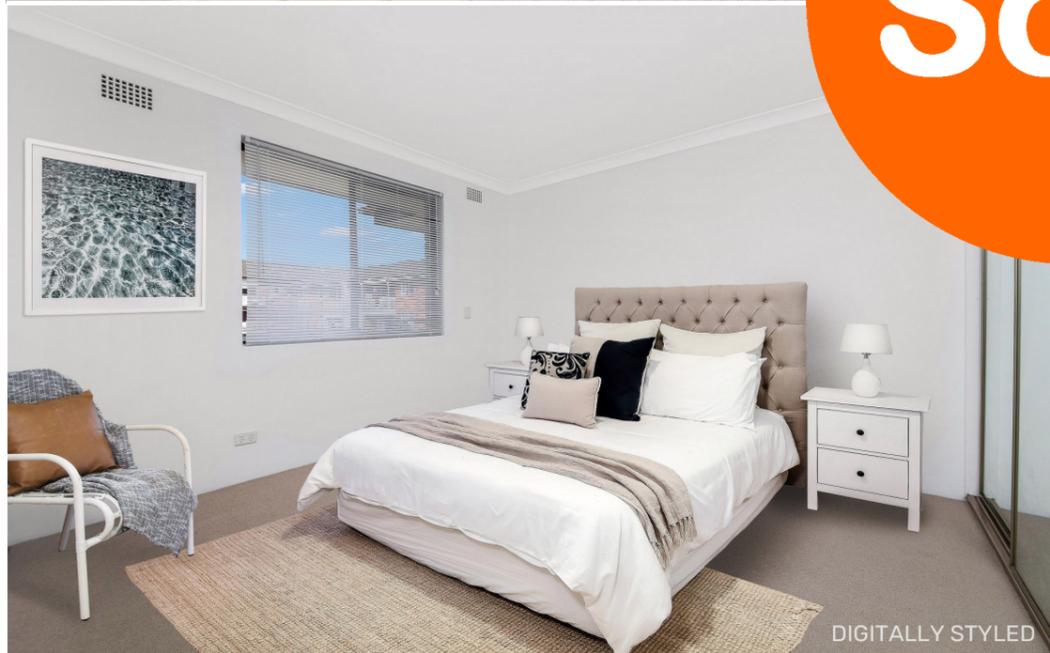
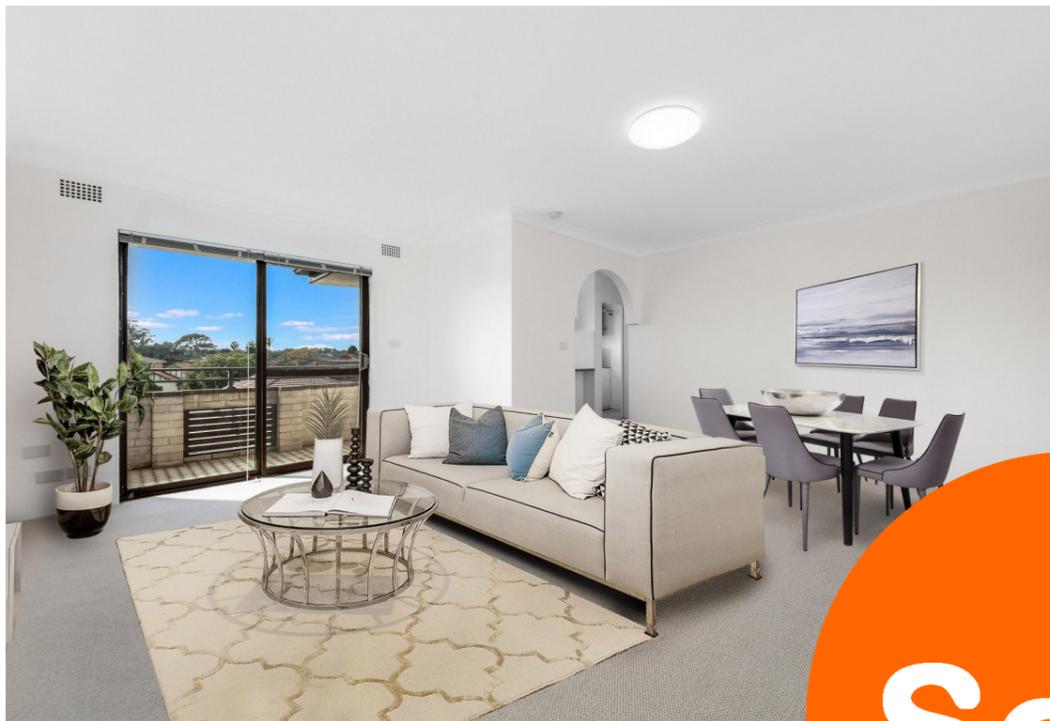
LAND SIZE: Total 202sqm*

LEGEND: *approximately

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



1800 70 70 88
www.crownpga.com.au



Sold
Your Success Is Our Success

LUCKY NO 8 & FIRST TIME OFFERED IN 15 YEARS (TOTAL AREA 71SQM8)

8 / 2-4 Seventh Avenue

Style & Location: Exceptionally positioned in an attractive well maintained and sought-after block of nine, this wonderfully spacious, sunny North Easterly facing large one-bedroom top floor apartment provides an outstanding lifestyle offering, right in the heart of Campsie with all amenities at your door. Enjoy the well-designed and spacious layout, huge L shaper lounge & dining area, ample size bedroom with mirror built-in robe, brand new polyurethane kitchen, sunlit balcony, modern bathroom with separate bath & shower, internal laundry and lock up garage. Appealing to first home buyers and investors alike, this superb and immaculately presented apartment is quietly placed and only 5 - 7 minutes' walk to the Campsie Railway station, The New Metro (opening 2024), shops, schools, parks, Cooks River walk, run & bike trail, popular eateries, and cafes.

Features Include:

- Top Floor in small complex of 9
- Bus Stop right in front of building (Routes 410 Hurstville - Macquarie Park / 942 Campsie - Lugarno)
- Interiors flow to a sunlit balcony and leafy outlook
- Modern bathroom with a separate shower and bathtub
- Internal laundry
- Brand new carpet, blinds & light fittings
- Lock up garage, attractive and sought-after block with Security Intercom

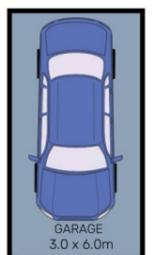
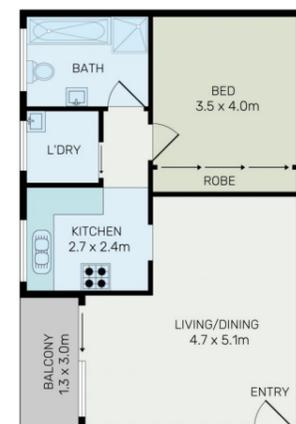
Summary: Perfectly located for the ultimate in convenient village living, it's just a stone's throw to train station, shopping hub, local eateries, schools, and picturesque park. Move straight in & enjoy residing at Lucky NO 8.

campsie

i BUYERS INFORMATION UNIT



SALE PRICE: \$450,000
OUTGOINGS: Council \$365p/q* | Water \$167p/q* | Strata \$680p/q*
AREA SIZE: Internal 51sqm* | Total 71sqm*
LEGEND: *approximately
AGENT: Zoran Veleski
 0411 350 999 (24 / 7) >



1800 70 70 88
www.crownpga.com.au

0 1 2 3 4 5
All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

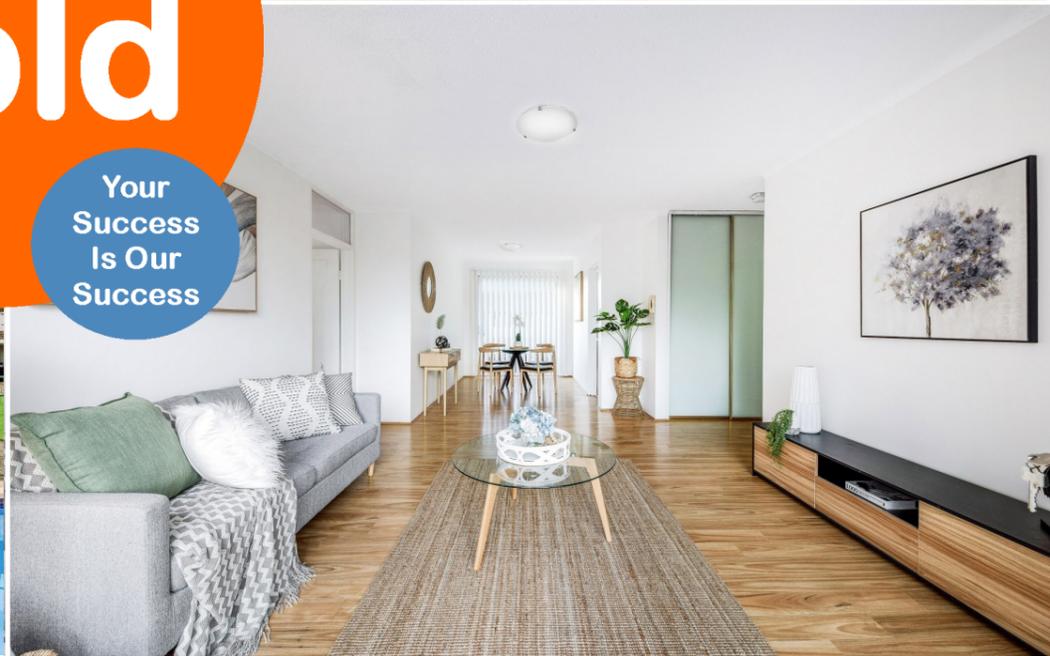


8/2-4 Seventh Avenue, Campsie

All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.



Sold
Your Success Is Our Success



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

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

Features Include:

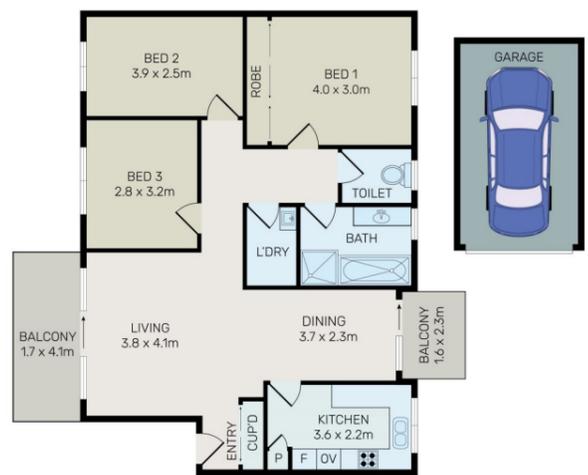
- Fielders Green" in an exclusive complex, offers a resort style feel for the buyer looking for location and convenience.
- Act fast to secure this affordable spacious three-bedroom apartment, only 6 residence use common entrance area
- Generous living area opens to bright balcony with an Easterly direction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

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

BUYERS INFORMATION **UNIT**



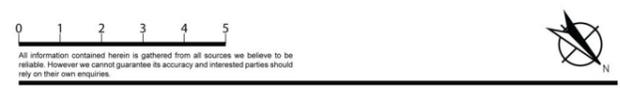
SALE PRICE: \$860,000
OUTGOINGS: Council \$332p/q* | Water \$155p/q* | Strata \$1,232 p/q*
AREA SIZE: Total 101sqm*
LEGEND: *approximately
AGENT: Zoran Veleski
 0411 350 999 (24 / 7) >



ashfield



1800 70 70 88
www.crownpga.com.au



All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.



Sold

Your Success Is Our Success



STYLE & CLASS—DA APPROVED FOR ARCHITECTURALLY DESIGNED 3 STOREY HOUSE + 2BRM GRANNY FLAT

101 Donald Street

Style & Location: An exceptionally unique offering with a prized address, this level Sun soaked 588sqm parcel of land with a Northerly aspect on the high side of the street is immediately ready to build on and comes with DA-approved plans for a luxurious three-storey 5-bedroom, 4-bathroom residence with double garaging with extra storage rooms in basement plus a two-bedroom granny flat. The site is privately positioned back from the street with an exclusive driveway, while the new home can be customised to suit owner's needs and will almost certainly capture elevated leafy district views from the upper level. Enviably situated in one of the area's most sought-after family pockets, a quiet area within walking distance of Danebank Anglican School for Girls, Westfields Hurstville & Thorpe Park. Only minutes to Hurstville / Beverly Hills & Kingsgrove Railway stations, proximity to local schools, village shops and public transport. Currently comprising a single level full brick home with combined living and dining areas and sunny backyard.

Features Include:

- 16.5-metre-wide* frontage
- Minimal Excavation
- No Easements
- DA expires 24th August 2024
- Sydney Water Boards Sewer is on council footpath

Summary: Fully DA approved for immediate construction & ready-to-build on block, with an Established neighbourhood of luxurious homes, it presents rare scope for families, investors, developers & builders alike in a prestigious setting. This property will surely be one of Southern Sydney's finest homes once complete and is an extremely rare offering.

i BUYERS INFORMATION HOUSE 2 1 1 2

SALE PRICE: \$1,800,000

OUTGOINGS: Council \$590p/q* | Water \$260p/q*

LEGEND: *approximately

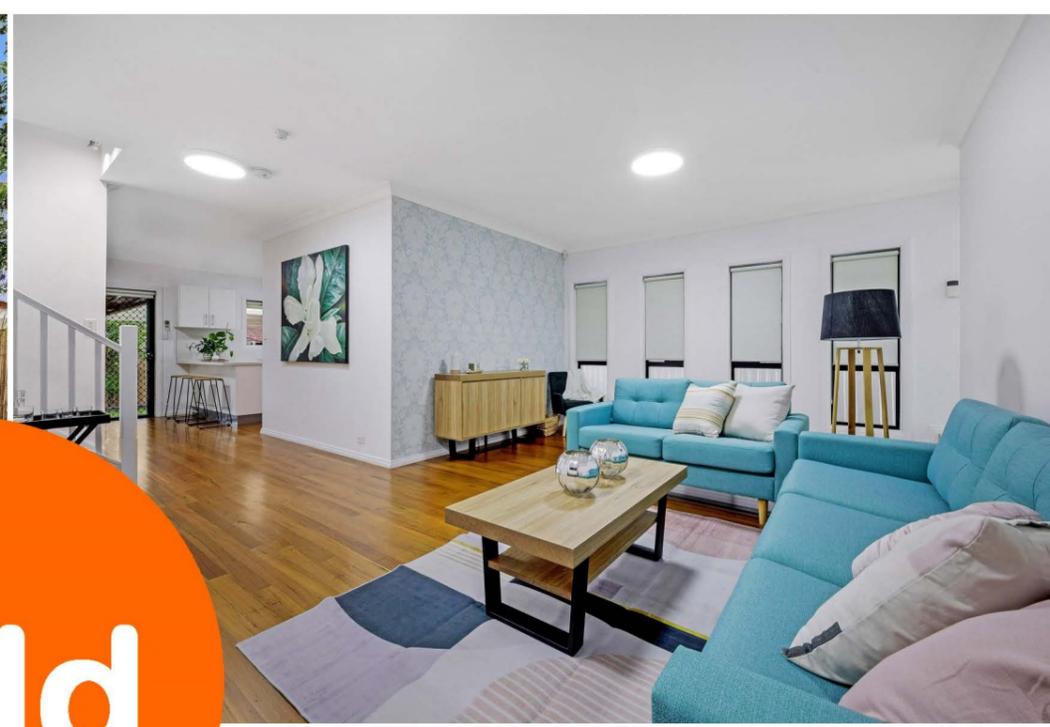
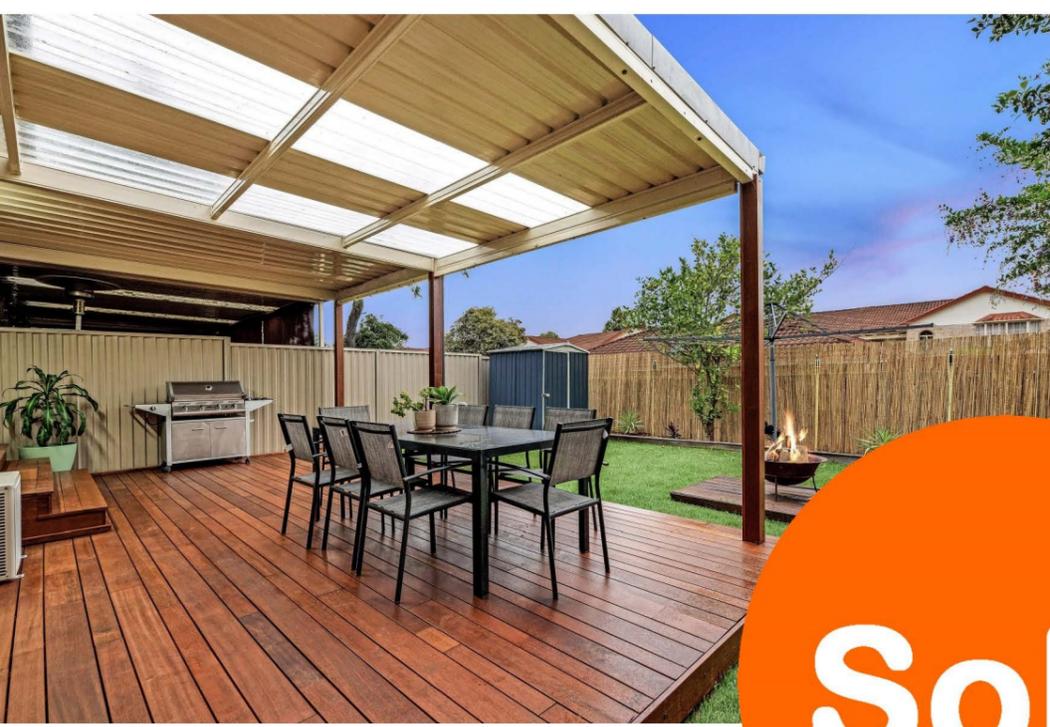
AGENT: Zoran Veleski
0411 350 999 (24 / 7) >

hurstville

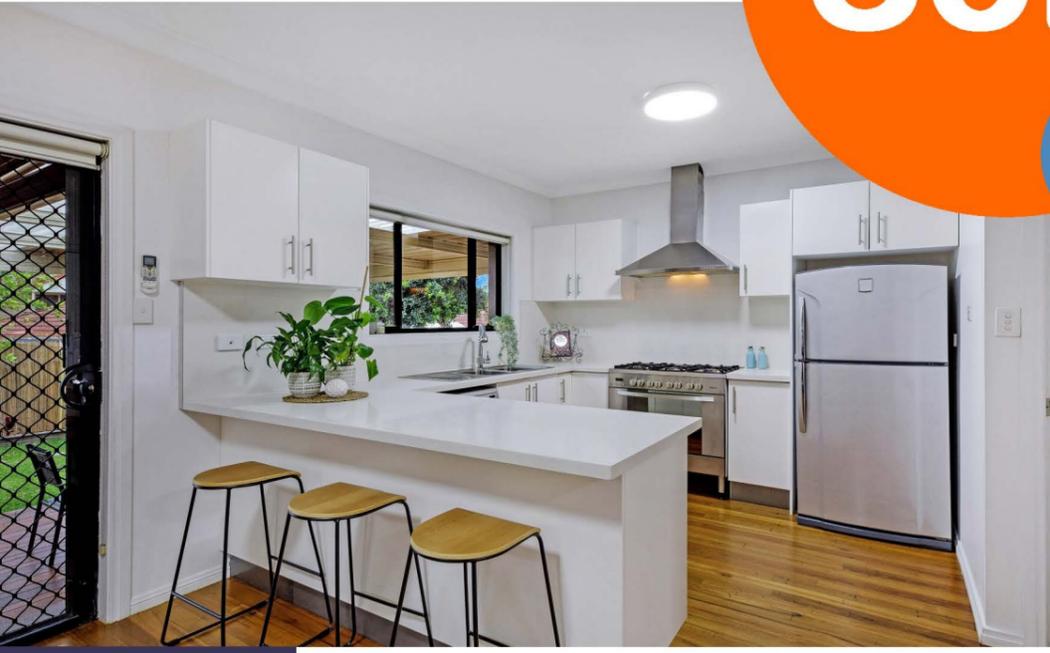


1800 70 70 88
www.crownpga.com.au

All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.



Sold
Your Success Is Our Success



FUNKY & ABSOLUTELY DAZZLING

9a Atkinson Avenue

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

Features Include:

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

Summary:

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

padstow

i **BUYERS INFORMATION** **DUPLEX**

3 3 3 2-4

SALE PRICE: \$1,125,000
OUTGOINGS: Council \$436p/q* | Water \$270p/q*
LEGEND: *approximately
AGENT: Zoran Veleski
 0411 350 999 (24 / 7) >



1800 70 70 88
www.crownpga.com.au



All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.

2022 Halloween Competition WINNERS!

We would like to say BIG THANK YOU to everyone who participated in our annual Halloween colouring competition and best decorated house! Our very special CONGRATULATIONS goes to the lucky winners Gloria, under 6 years from Bardwell Valley, Scarlett 7-9 years from Earlwood and Serena 10-13 years from Bardwell Park for the Colouring Competition and Marilyn and Amelia from Bardwell Park for their spooktacular house decoration—all winners received a \$100 Woolworths Gift Card!



www.crownpga.com.au
1800 70 70 88

HAPPY HALLOWEEN COLOURING COMPETITION 2022!
WIN \$100 WOOLWORTHS GIFT VOUCHER - HAPPY COLOURING!
One overall winner - All other participants will receive a certificate.



www.crownpga.com.au
1800 70 70 88

HAPPY HALLOWEEN COLOURING COMPETITION 2022!
WIN \$100 WOOLWORTHS GIFT VOUCHER - HAPPY COLOURING!
Winners for each age group will receive a \$100 gift voucher—all other participants will receive a certificate.
Age Groups: 6 and under, 7-9 years and 10-13 years!



www.crownpga.com.au
1800 70 70 88

HAPPY HALLOWEEN COLOURING COMPETITION 2022!
WIN \$100 WOOLWORTHS GIFT VOUCHER - HAPPY COLOURING!
One overall winner - All other participants will receive a certificate.



1800 70 70 88 / 24hrs - 7 DAYS

MOVING SYDNEY.. www.crownpga.com.au

Leasing Local & Metropolitan Sydney

time for a new outlook on your investment?



look in our direction and feel relaxed that your investment property is being looked after.

We offer a total management service tailored to suit your needs. Our portfolio of property rentals ranges from \$300 to over \$1,000 per week, all managed by us with the same level of care and professionalism.

Our premium brand attracts quality tenants for your property, we welcome your call today and we'll be happy to show you how we do things differently.

That's why so many property owners refer their family and friends who own investment properties to Crown Property Group Australia. That's the finest compliment we can receive.

Ranging from studios to penthouses, luxury homes, units, villas and terraces Zoran Veleski has it all covered.

Every Real estate company offers the same marketing, reaching the same potential tenants, but we consistently obtain the best prices while retaining our integrity. We have a reputation for strenuously pursuing – and achieving – the absolute best price.

HOW CAN WE HELP YOU?

More than just sales, Crown Property Group Australia specialise in **Property Management & Leasing**. It will be easy for you to make the switch to Crown Property Group Australia.

If you are considering leasing or making the switch and you're looking for an agent who will understand your property management needs. Please call Zoran Veleski on **0411 350 999** (24/7).

WHERE YOU DEAL ONLY WITH THE PRINCIPAL OF THE PROPERTY MANAGEMENT DEPARTMENT

ARE YOU GETTING THE RETURN YOU WANT ON YOUR INVESTMENT PROPERTY?

Contact our Property Management on **1800 70 70 88** and rest easy in the knowing that our team of experts will give you sound advice and get the best outcome for your investment.

Ask Zoran today how to achieve premium results that do not happen by chance.

Recently LEASED

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

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

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

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

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

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

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

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

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

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

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

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

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

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



1800 70 70 88



Are you ready for Spring? We are!

Registration of Purchaser's Interest

Property Address _____

What do I do?

The first step is to put your best offer forward to the property consultant. This offer is one that you believe is the correct value of the property, in accordance with other homes you have seen. From here, be prepared to negotiate. We suggest that placing a reasonable offer is a very good place to start sale proceedings. Once the offer has been submitted, our property consultant will do their foremost to negotiate a sale agreeable to both parties.

In the past, it was the seller's and agent's opinions that mattered; now it's your turn. You have a simple way of negotiating your dream home, which you would have previously missed.

NAME: _____

Or

COMPANY NAME: _____

ABN: _____ POSITION HELD: _____

ADDRESS: _____

SUBURB: _____ POSTCODE: _____

PHONE: _____ WORK: _____ MOBILE: _____

EMAIL: _____

PROOF OF IDENTITY: DOCUMENT TYPE: _____

DOCUMENT IDENTIFIER/NUMBER: _____

PURCHASERS SOLICITOR: _____

PHONE: _____ EMAIL: _____

I would like to submit the following offer on the above property \$ _____

Authorisation _____ Date _____

HOME LOAN REPAYMENT GUIDE

RATE P.A	15	20	<u>25</u>	30
4.50%	7.65	6.33	5.56	5.07
4.75%	7.78	6.46	5.70	5.22
5.00%	7.91	6.60	5.85	5.37
5.25%	8.04	6.74	5.99	5.52
5.50%	8.17	6.88	6.14	5.68
5.75%	8.30	7.02	6.29	5.84
6.00%	8.44	7.16	6.44	6.00
6.25%	8.57	7.31	6.60	6.16
<u>6.50%</u>	8.71	7.46	<u>6.75</u>	6.32
6.75%	8.85	7.60	6.91	6.49
7.00%	8.99	7.75	7.07	6.65
7.25%	9.13	7.90	7.23	6.82
7.50%	9.27	8.06	7.39	6.99
7.75%	9.41	8.21	7.55	7.16
8.00%	9.56	8.36	7.72	7.34
8.25%	9.70	8.52	7.88	7.51
8.50%	9.85	8.68	8.05	7.69

HOW TO CALCULATE MONTHLY LOAN REPAYMENTS

Choose the ratio applying to the relevant interest rate and term of the loan. Then multiply this by the number of thousands of dollars required to be borrowed.

E.g. If your loan is for \$265,000 and the interest rate is 6.50% over 25 years, then the following calculation will give you the monthly loan repayment.

265	x	6.75	=	\$ 1,788.75
amount of loan in thousands		ratio from table		monthly loan repayment

COMPLIMENTS OF



Zoran Veleski
CEO, Crown Property Group Australia

M: 0411 350 999 24/7
D: 02 8319 0280
F: 02 8004 3464
E: zoran@crownpnga.com.au

Call anytime for a **COMPLIMENTARY MARKET APPRAISAL**

All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee it's accuracy and any interested persons should rely on their own enquiries.



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

Corporate Office: Shop 2/46 Slade Road, BARDWELL PARK NSW 2207 AUSTRALIA

Stamp Duty On Conveyances

Consideration not exceeding \$	Duty
100,000	1,990
110,000	2,340
120,000	2,690
130,000	3,040
140,000	3,390
150,000	3,740
160,000	4,090
170,000	4,440
180,000	4,790
190,000	5,140
200,000	5,490
210,000	5,840
220,000	6,190
230,000	6,540
240,000	6,890
250,000	7,240
260,000	7,590
270,000	7,940
280,000	8,290
290,000	8,640
300,000	8,990
310,000	9,440
320,000	9,890
330,000	10,340
340,000	10,790
350,000	11,240
360,000	11,690
370,000	12,140
380,000	12,590
390,000	13,040
400,000	13,490
410,000	13,940
420,000	14,390
430,000	14,840
440,000	15,290
450,000	15,740
460,000	16,190
470,000	16,640
480,000	17,090
490,000	17,540
500,000	17,990
510,000	18,440
520,000	18,890
530,000	19,340
540,000	19,790
550,000	20,240
560,000	20,690
570,000	21,140
580,000	21,590
590,000	22,040

Consideration not exceeding \$	Duty
600,000	22,490
610,000	22,940
620,000	23,390
630,000	23,840
640,000	24,290
650,000	24,740
660,000	25,190
670,000	25,640
680,000	26,090
690,000	26,540
700,000	26,990
710,000	27,440
720,000	27,890
730,000	28,340
740,000	28,790
750,000	29,240
760,000	29,690
770,000	30,140
780,000	30,590
790,000	31,040
800,000	31,490
810,000	31,940
820,000	32,390
830,000	32,840
840,000	33,290
850,000	33,740
860,000	34,190
870,000	34,640
880,000	35,090
890,000	35,540
900,000	35,990
910,000	36,440
920,000	36,890
930,000	37,340
940,000	37,790
950,000	38,240
960,000	38,690
970,000	39,140
980,000	39,590
990,000	40,040
1,000,000	40,490
+ \$5.50 for every \$100 or part	

Disclaimer: All information contained herein is gathered from sources we believe to be reliable, However we cannot guarantee its accuracy and any persons should rely on their enquiries. Calculation of Stamp Duties are approximate.



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