

NATIONAL PRESENCE

LOCAL KNOWLEDGE



PROPERTY REPORT

NATIONAL
PROPERTY BUYERS

CONTENTS

- 1 Property Summary
- 2 Property Analysis
- 3 Comparable Sales
- 4 Suburb Demographics
- 5 Land Information
- 6 Rental Data
- 7 Action Plan

Property Summary

Snapshot

Buying Range



PROPERTY
VALUE

1

9 Westdale Crt, WATSONIA

Prepared for Client Name
Prepared by Antony Bucello
Month 20##



3



1



1



693



Auction Date	Saturday 9 th November 20##
Auction Time	2.00pm
Agency	Real Estate Company
Agent	Agent Name
Agency Quote	\$660,000 to \$720,000
Our Estimated Buying Range	\$800,000 to \$850,000

ESTIMATED BUYING RANGE

\$800,000 to \$850,000

Note: Vendor expectations or competition from other buyers who have placed a higher value on this property may take the purchase price outside our range. See explanation below.

Explanation

The Estimated Buying Range (EBR) above is the approximate amount which we believe the property is worth in current market conditions. Our opinion is based on extensive research including the comparable sales data and other information contained within this report and does not contain any emotional attachment to the property.

Please note that while the range we have provided is our professional and educated opinion, the reserve price, or the price the vendor places on their property does not have to correspond to it. In some cases, the reserve price is above the EBR provided above.

It is also important to understand that other purchasers may be prepared to pay considerably more than what we believe to be the fair and reasonable value of the property. For example, a developer may want to purchase land for commercial profit, or a neighbour may acquire an adjoining property for personal reasons. Put simply, some people may be prepared to pay more than most others would consider reasonable.

Whilst we make every effort to inform and advise, it is important to note that you will make the final decision in relation to the price you pay for this property and you will carry the risk that is associated with that decision.

Property Analysis

Area & Position

Land

Building

Room by Room



AREA & POSITION SUMMARY

		Poor	Average	Good
Distance	To CBD			●
Access	To CBD			●
	To airport			●
Transport	Train			●
	Tram	●		
	Bus			●
Shops	Street/strip			●
	Centre			●
Parks				●
Street	Traffic			●
	Scape/views			●
Neighbours	Number			●
	Quality			●
Schools	Primary			●
	Secondary			●
	Tertiary			●

LAND SUMMARY

	Poor	Average	Good
Zoning			●
Size			●
Frontage			●
Position			●
Shape			●
Slope		●	
Orientation			●
Fencing		●	
Car access			●

BUILDING SUMMARY

Exterior

		Poor	Average	Good
Street presence				●
Dwelling type				●
Construction				●
Position on block				●
Number on block				●
Privacy				●
Orientation				●
Car accommodation			●	
Roof	Shape			●
	Condition		●	
Shed				●

Interior

		Poor	Average	Good
Kitchen	Size			●
	Position			●
	Quality			●
	Appliances			●
	Meals area			●
Bathroom	Number			●
	Size			●
	Position			●
	Quality			●

Master Bedroom	Size		●
	BIR/WIR		●
	Ensuite		
Other Bedrooms	Number		●
	Size		●
	BIR/WIR		●
	Position		●
Living Area	Number		●
	Size		●
	Natural light	●	
	Position	●	
Outdoor Area	Access	●	
	Size		●
	Shape		●
	Position		●
Laundry	Size		●
	Position		●
Study	Size		
	Position		
Floors	Levels		●
	Condition		●
Other	Entry		●
	Ceiling height	●	
	Outside noise		●
	Floor plan flow		●
	Storage	●	

Comparable Sales

Properties

Floorplans

COMPARABLE SALES SUMMARY

To assist in determining a fair and reasonable estimated buying range for the target property we compare it to recently sold properties that are ideally of a similar size, standard and location. We compare the properties to the target property based on a number of variables. The key variables include, but are not limited to, the following: location; proximity to amenities; land size, shape and slope; building quality and age; building size and floorplan. Each property is ranked inferior, similar or superior and listed below with the sales price.

Target Property	Date	Land	Estimated Buying Range			
9 Westdale Crt, Watsonia	Nov	693	\$800,000 to \$850,000			

Comparable Properties	Date	Land	Price	Note #	Inferior	Similar	Superior
9 Parkview Ave Greensborough	Oct	585	\$809,000	1		●	
6 Monty St Greensborough	Oct	600	\$775,000	2	●		
80 Sainsbury Ave Greensborough	Oct	563	\$900,000	1			●
5 Yerrawa Drv Watsonia	Sept	556	\$781,000	2	●		
2 Clara St Macleod	Sept	613	\$779,000	2	●		
2 Walpole Crt Watsonia	Sept	582	\$765,000	2 & 3	●		
14 Elder St Watsonia	Sept	697	\$730,000	3 & 4	●		
2 Paton Crt Greensborough	Aug	644	\$808,000			●	
62 Orana Drv Watsonia	July	557	\$750,000	2 & 5	●		
56 Orana Drv Watsonia	Feb	557	\$763,524	2 & 5	●		

Additional Notes:

Note #	Comments
1	Less land but bigger house
2	Less land
3	Dated
4	Poor floor plan
5	Weaker market

9 Parkview Av GREENSBOROUGH 3088

PRICE : \$809,000
RESERVE PRICE :
SALE DATE : 05/10/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 G 2
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 585
YEAR BUILT :



COMMENTS :

Make an assured step in the right direction thanks to this impeccable family home, peacefully positioned in one of the area's most prized tree-lined pockets, just moments to Greensborough Plaza shops, Main Street restaurants, and reputable Primary and Secondary schools. This spacious home offers a superb opportunity situated on a great size block of 595sqm (approx.). Upon entrance you are warmly welcomed with an expansive lounge area completed with polished floor boards, neutral colour palette and a beautiful open fire place, perfect for sitting back and relaxing with family and guests on those cold rainy nights. The home consists of 3 spacious bedrooms, along with a large central bathroom with the toilet separate, an updated kitchen/dining area completed with timber benchtops, and quality appliances. From the kitchen you are overlooking your second family living zone, which opens up to a fantastic undercover decking area, perfect for year-round entertaining. With its polished finish and outstanding location this fantastic family home delivers a lifestyle beyond compare. Don't miss out and enquire now!





The site plan illustrates a residential property layout. Key features include:

- Dwelling:** The main house, colored brown, with a front porch (gray) and a side deck (yellow).
- Garage:** A gray structure located to the left of the dwelling.
- Chicken Coop:** A small gray structure located behind the dwelling.
- Setbacks:** Indicated by arrows and numbers: 10' (front), 5' (side), 10' (rear), and 5' (side).
- Easements:** A 10' easement is shown along the right boundary, and a 5' easement is shown along the rear boundary.
- Other Features:** A blue circle labeled 'RWT' (Right of Way) is located on the right side of the property.

Dimensions are approximate measurements; we cannot guarantee its accuracy. No liability will be accepted for any misinformation

6 Monty St GREENSBOROUGH 3088

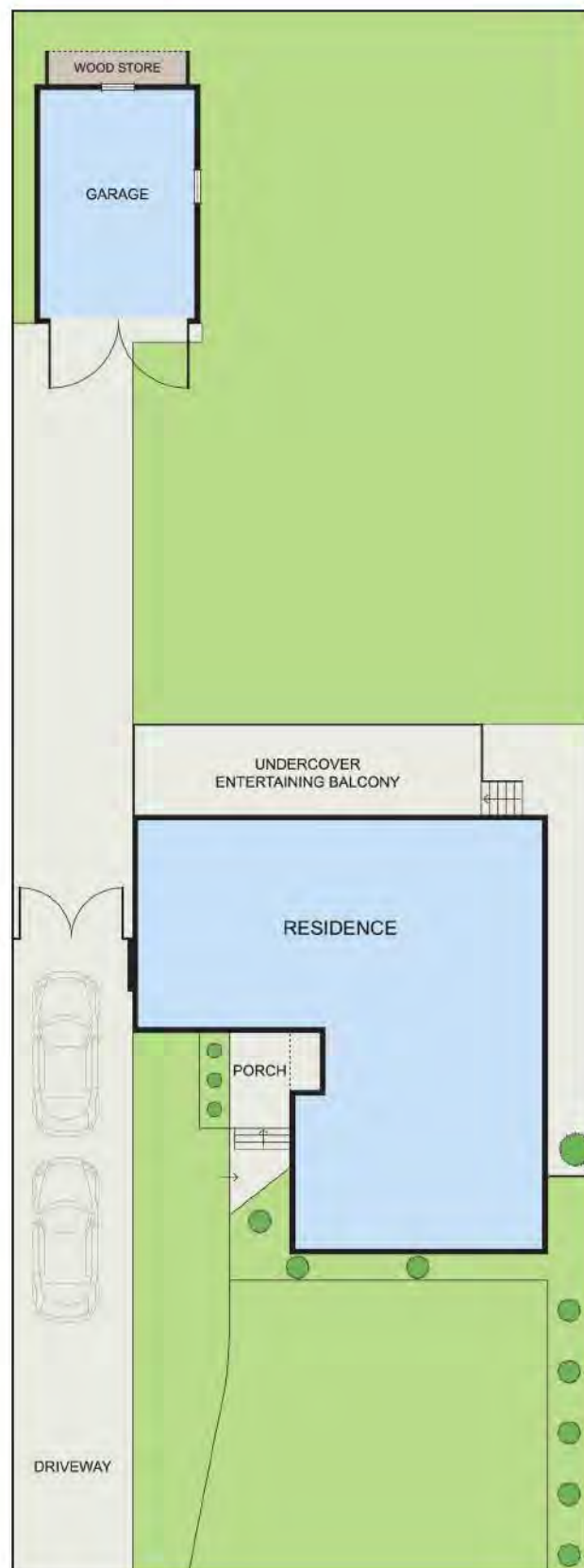
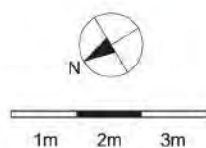
PRICE : \$775,000
RESERVE PRICE :
SALE DATE : 12/10/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 J 5
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
STOREYS :
CARPARKS : 1
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 600
YEAR BUILT : 1978



COMMENTS :

This beautifully presented home on 600m2 approx is perfect for young families and those looking for a little more outdoor space there is so much room to move here! Featuring hardwood floors and stylish decor, the attractive interior includes 3 good-sized bedrooms with built-in robes, bright family bathroom, a beautiful lounge/dining room with dual aspect windows and a galley-style kitchen complete with s/steel cooking, cream cabinetry and garden view. The large rear veranda catches the morning sun and overlooks wide family-friendly lawn, while other highlights include ducted heating, evaporative cooling, lockup garage/workshop and easy access to local schools, shops, train, bus, parks and more. Features: Beautifully presented Greensborough home on 600m2 approx Polished timber floors, stylish dcor, ducted heatng/cooling Spacious lounge/dining room, kitchen with s/steel cooking 3 bedrooms with built-in robes, bright family bathroom Large rear veranda, huge family-friendly garden, garage/workshop THIS IS A REGISTERED AUCTION PLEASE CONTACT AGENT TO REGISTER





80 Sainsbury Av GREENSBOROUGH 3088

PRICE : \$900,000
RESERVE PRICE :
SALE DATE : 15/10/2019
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 H 4
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA :
YEAR BUILT :



COMMENTS :

This home will delight those wanting extra space and comfort. Set behind large hedges and gates, the home is private and incorporates the whole block into a secure yard for the kids or dog to roam free. Consisting of 3 bedrooms all with built-in-robos, renovated central bathroom, lounge, meals area, updated kitchen and enormous rumpus/living (approx. 7.5 x 4.7m) with separate powder room. Outside is an undercover entertaining area and studio/theatre perfect for entertaining family and friends all year round. Perfectly located within easy reach of all that Greensborough has to offer and moments' walk to Diamond Village Shops and easy access to Watsonia Train Station this home will be sought after.



5 Yerrawa Dr WATSONIA 3087

PRICE : \$781,000
RESERVE PRICE :
SALE DATE : 07/09/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH :
MAP REF :
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS : Brick Veneer
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 556
YEAR BUILT :



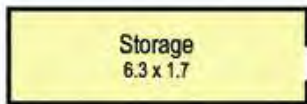
COMMENTS :

This beautifully maintained, perfectly presented, one owner home delivers a superb opportunity to make an entry into this sought after location and enjoy comfort for today and the promise of value-adding prospects for tomorrow! Set on a generous 556m2 allotment (approx.) and blessed with northern sun, the pristine interior offers three bedrooms, a family bathroom so original its back in vogue, kitchen with meals area opening onto a balcony and a spacious lounge dining. Ready to enjoy for years to come, astute buyers can look to revitalise and renovate, perhaps even taking advantage of the substantial rear yard offering exciting scope to extend. (all stca) While you decide what the future holds, settle into life at an in-demand address and find the ease and convenience of Diamond Villages restaurants, takeaways, supermarket, café and bakery just footsteps away, and just a short stroll to the bus stop. Adding to the lifestyle appeal, Watsonia Village and train station along with Greensboroughs thriving shopping and dining options are all within an easy walk. Add a garage with workbench, ducted heating and evaporative cooling, timber floors under the carpets, decorative cornice, established gardens and close proximity to ...

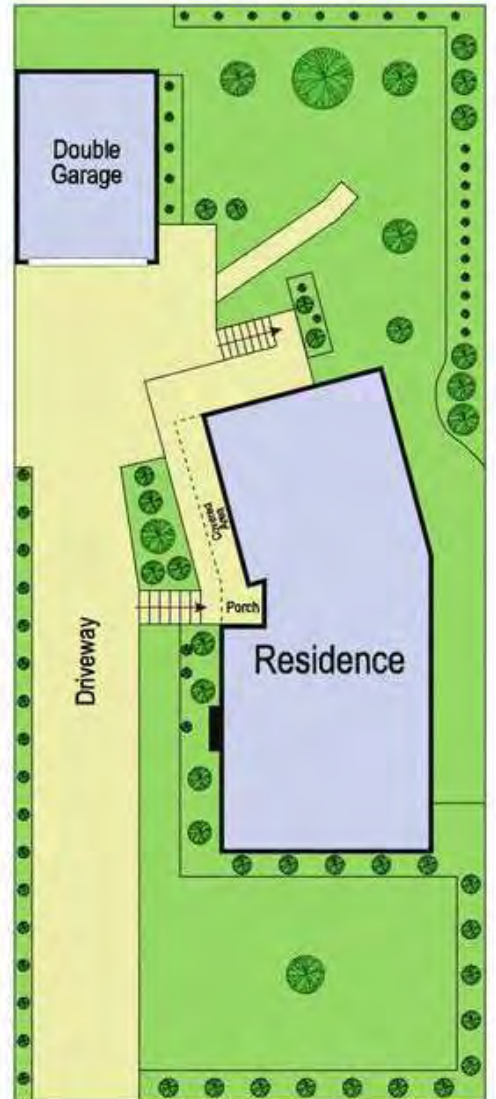




(Not In Position)



(Not In Position)



National Property Buyers Vic

PH: 1300 500 555

FAX: 03 9836 3377

NATIONAL
PROPERTY BUYERS

2 Clara St MACLEOD 3085

PRICE : \$779,000
RESERVE PRICE :
SALE DATE : 02/09/2019
METHOD : Sold Before Auction
SETTLEMENT DATE : 15/10/2019
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH : Keelbundora
MAP REF : 20 E 6
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 8
PLAN NUM/REF : LP044091
WALLS : Brick Veneer
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : Yes
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 613
YEAR BUILT :



COMMENTS :

Lovingly refurbished to its former glory and bathed in natural light, this charming residence is the perfect entry into Macleod, for first homeowners and downsizers alike. This home provides an easy lifestyle close to Macleod Village and Greensborough Plaza and within walking distance to train stations, schools and parkland, and is complete with a council-approved development opportunity for a 3 bedroom townhouse. It offers a functional floor plan comprising a spacious living/dining room, a well-equipped kitchen with quality fittings, three double bedrooms (BIRs), brand new bathroom (bath and shower), separate WC and laundry. Including a garage, expansive covered al fresco area and garden for entertaining and relaxation, this low maintenance home features polished hardwood floors, ample storage, ducted heating and air conditioning. Renovate further, expand or develop - the choice is yours! NELSON ALEXANDER PTY LTD



2 Walpole Ct WATSONIA 3087

PRICE : \$765,000
RESERVE PRICE :
SALE DATE : 14/09/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH :
MAP REF :
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 582
YEAR BUILT :

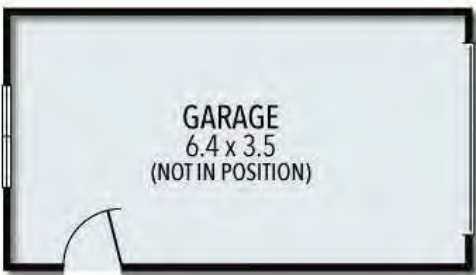


COMMENTS :

Whether you're looking for a classic family home, or a place to bring your dream home to life, this property will not disappoint with fantastic locale, and friendly neighbourhood. With its first time on the market, this property is brimming with potential and promises a never before seen opportunity for development. The existing family home has been lovingly maintained by a single owner and boasts three ample bedrooms, a generous L-shaped family lounge room with gas heating and plenty of outdoor space perfect for year-round entertainment. This home is nestled in an enviable, quiet Watsonia pocket only moments away from Watsonia train station, Watsonia Rd shops and amenities, Loyola College and Watsonia Primary School. Whether you fall in love with the classic weatherboard home that exists on the property, are dying to renovate, wanting to build your dream home, or looking to build your investment portfolio, this opportunity should not be missed.



2 WALPOLE COURT, WATSONIA



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

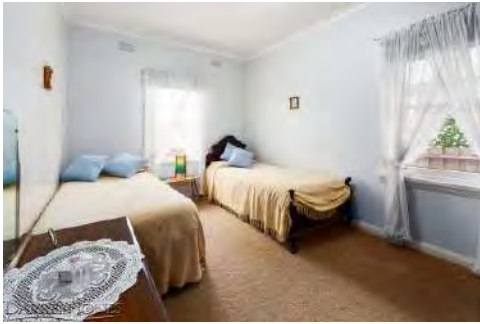
14 Elder St WATSONIA 3087

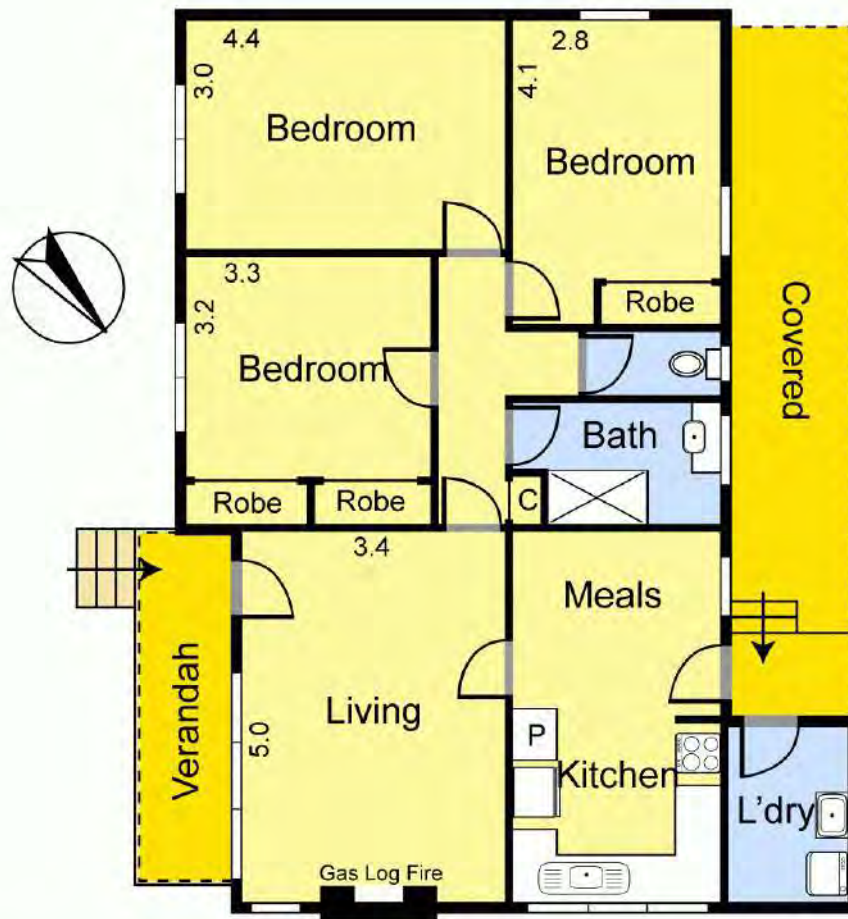
PRICE : \$730,000
RESERVE PRICE : \$630,000
SALE DATE : 14/09/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF :
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 7
STOREYS :
CARPARKS : 1
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 697
YEAR BUILT :



COMMENTS :

Lovingly maintained, perfectly presented and offered for the very first time, this warm and welcoming three bedroom classic blends position, proportions and promise. A comfortable charmer, that embraces you the minute you step inside, this timeless treasure on a very generous 697m2 north facing allotment enjoys a family friendly location just 250m to Watsonia station, not much further to everything the Watsonia Village has to offer, an easy walk to schools and Diamond Village and with the bus at the door. Take full advantage of the deep allotment and explore the potential to renovate and perhaps even extend or join the neighbours with your own architectural showpiece designed to soak up the sun and savour the surrounds.~ Living room with gas log fire~ Large garage~ Three bedrooms~ Updated central bathroom~ Deep rear yard with gated access to reserve~ Fabulous walk everywhere location~ Enjoy today. Enhance tomorrow!





This plan is for illustrative purposes only and should be used as such by any prospective purchaser

2 Paton Ct GREENSBOROUGH 3088

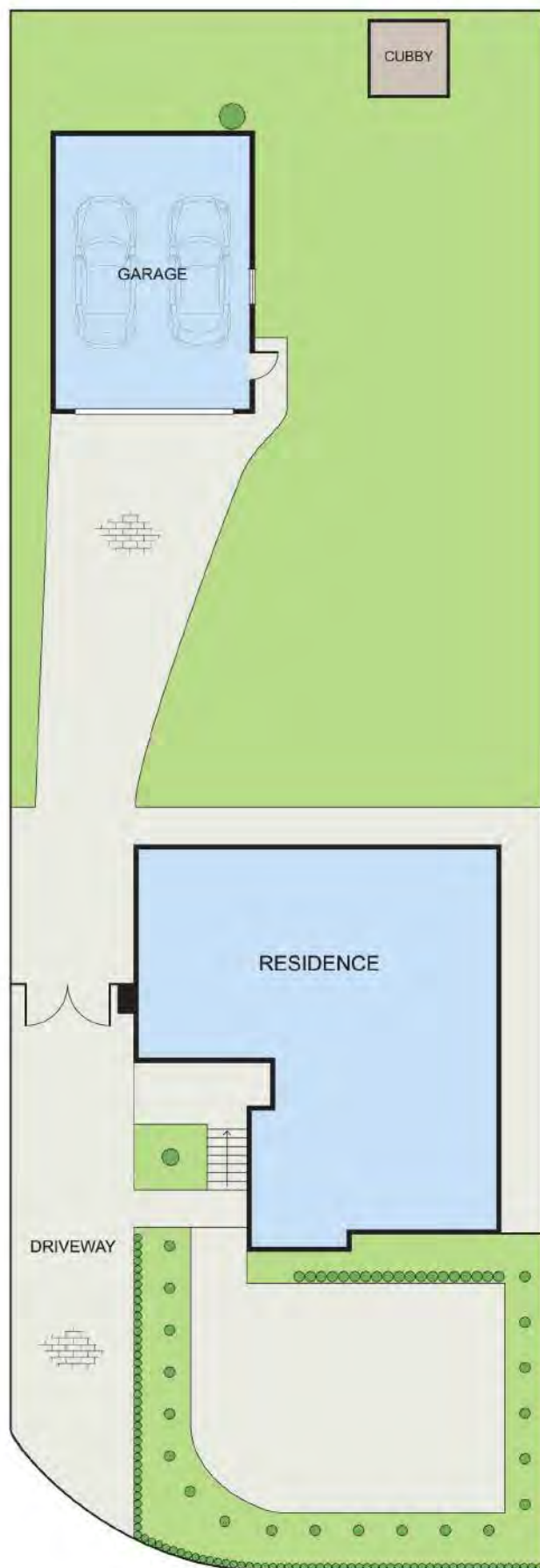
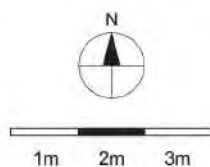
PRICE : \$808,000
RESERVE PRICE :
SALE DATE : 31/08/2019
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Nillumbik
PARISH :
MAP REF : 20 J 6
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 644
YEAR BUILT :



COMMENTS :

Proudly positioned on the high side of the street, this stylish and contemporary home on 644m2 approx is certain to catch the eye of many. The residence has been beautifully updated and rejuvenated, featuring polished hardwood floors and chic neutral interior colour scheme. The flowing floor plan comprises 3 robed bedrooms, crisp white bathroom, stylish living room with cosy wood fire and open plan kitchen/meals complete with stainless steel appliances, good storage and garden aspect. The neat rear garden is spacious and easy to manage, while welcome extras include ducted heating, evaporative cooling, modern blinds and double garage. With every convenience just moments from your door act now! Features: Beautiful fully renovated family home on 644m2 approx 3 robed bedrooms, crisp white bathroom, full-sized laundry Stylish living area, open kitchen/meals s/steel appliances Spacious rear garden, lots of lawn, double garage Ducted heating, evaporative cooling, hardwood floors, modern blinds





National Property Buyers Vic

PH: 1300 500 555

FAX: 03 9836 3377

NATIONAL
PROPERTY BUYERS

62 Orana Dr WATSONIA 3087

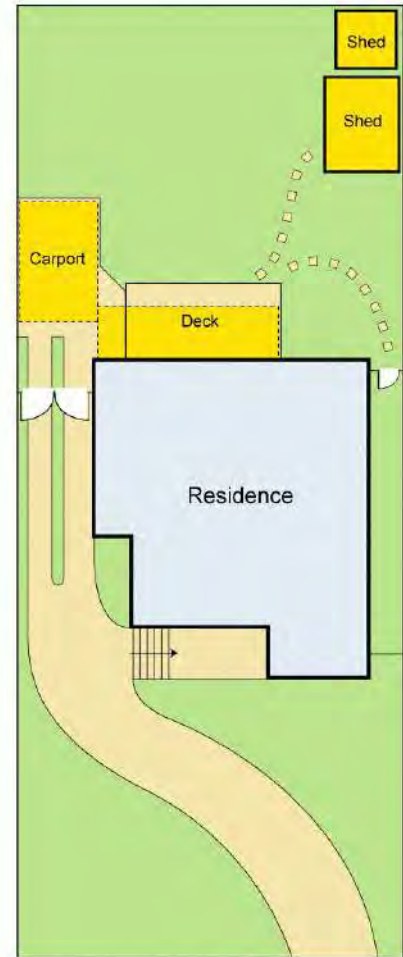
PRICE : \$750,000
RESERVE PRICE :
SALE DATE : 09/07/2019
METHOD : Private Sale
SETTLEMENT DATE : 22/08/2019
PROPERTY TYPE : House (Res)
MUNICIPALITY : Banyule
PARISH : Keelbundora
MAP REF : 20 F 4
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 43
PLAN NUM/REF : LP061600
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
STOREYS :
CARPARKS : 1
FURNISHED : No
OWNER OCCUPIED : Yes
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 557
YEAR BUILT :



COMMENTS :

Moments from parks, a 650m walk to Watsonia Village and station, not much further to Diamond Village and on to Greensborough, this brick home certainly hits the jackpot when it comes to lifestyle, comfort and convenience! Beyond its neat and tidy front yard, it opens to perfectly presented, meticulously maintained interior spaces which include a spacious air-conditioned living dining, and a sleek contemporary kitchen offering the chef stone tops and a stainless-steel cooker. Serving the three bedrooms is an updated family bathroom which will impress with its size and quality finishes. Rounding out a perfect package is a private rear yard with alfresco spaces, shed, workshop and gated carport!~ Ducted heating and cooling~ Plantation shutters~ Air conditioner~ Glossy, quality floor tiles~ Secure gated kid friendly rear yard~ Sunny alfresco area~ Built in robes





Site Plan

This plan is for illustrative purposes only and should be used as such by any prospective purchaser

56 Orana Dr WATSONIA 3087

PRICE : \$763,524
RESERVE PRICE :
SALE DATE : 21/02/2019
METHOD : Private Sale
SETTLEMENT DATE : 23/04/2019
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH : Keelbundora
MAP REF : 20 F 4
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 40
PLAN NUM/REF : LP061600
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA :
YEAR BUILT :

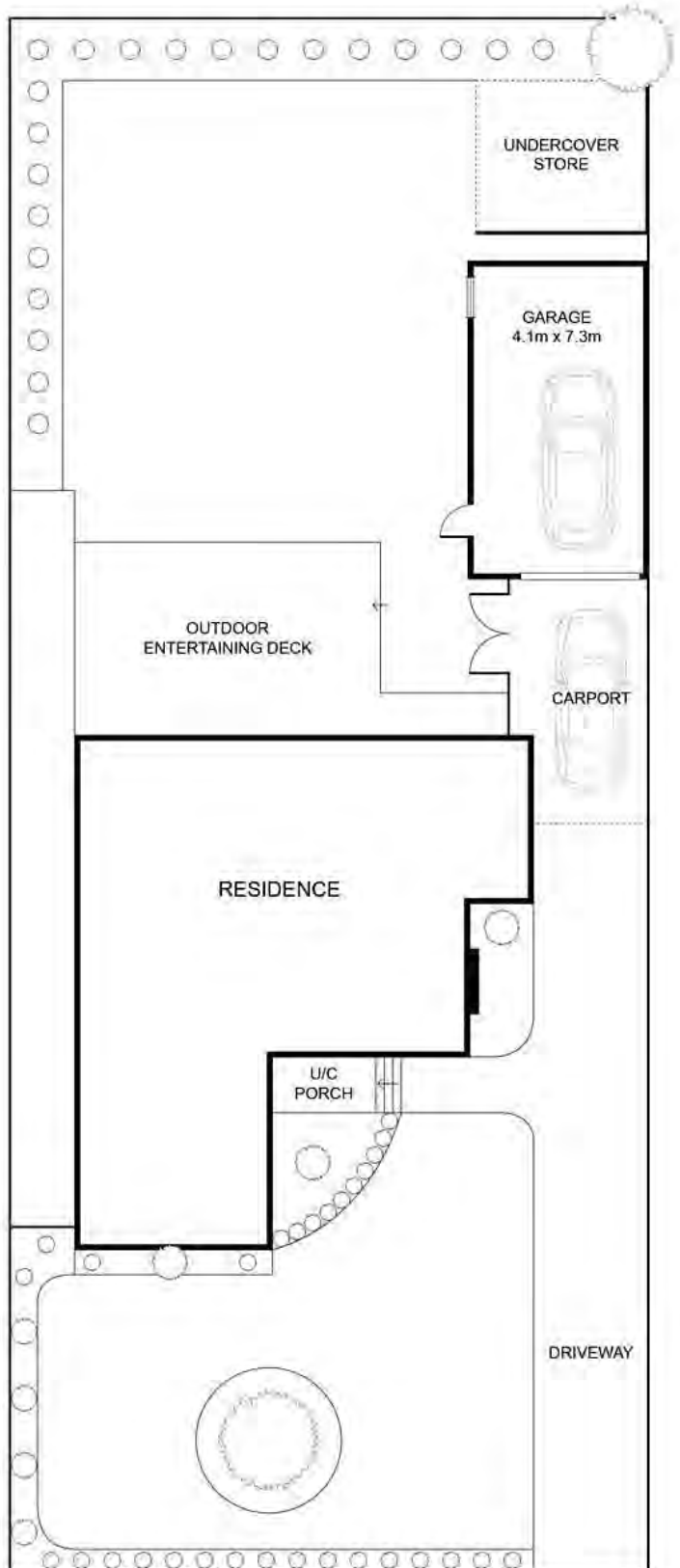
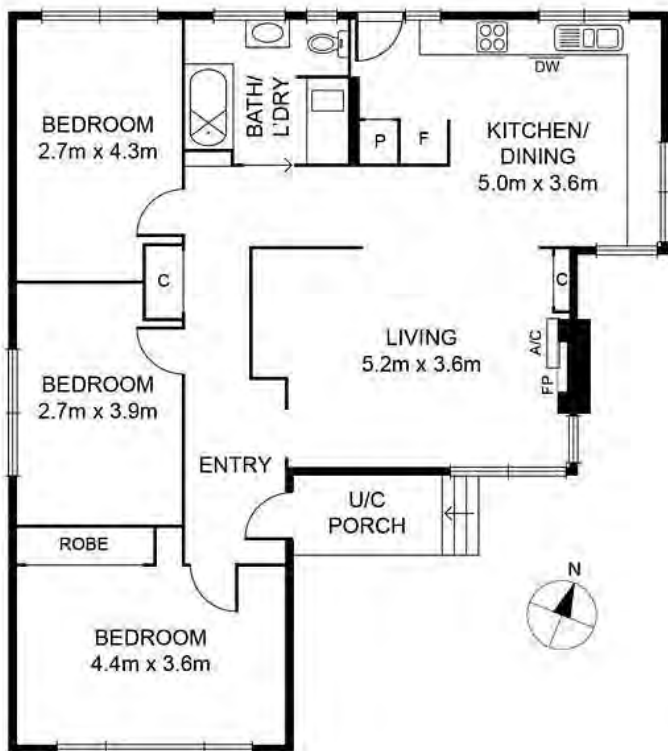


COMMENTS :

If a breath of fresh air is what you're after, look no further than this bright and beautifully renovated home in a sought after pocket of Watsonia. Once an ugly duckling, the transformation has been one that will invite and delight first home buyers or downsizers. Open, sunny, and light, with clean, crisp white walls and ceilings throughout, this 3 bedroom home speaks simplicity and style, with unique touches as reminders of the original house. A cosy living area welcomes you, and leads into a modern and stylish kitchen complete with solid oak timber benches, extensive storage and counter space, hidden dishwasher and more functional features that will excite anyone who loves to cook and entertain. A generous and sunny main bathroom also incorporates a contemporary European style laundry, matching the kitchen with its oak timber benchtop, and clever pairing of functionality and space. A beautifully landscaped yard, with decked entertaining area and access to lockup garage and carport, adds to the many amazing features of this gorgeous home. Located just minutes' walk from Watsonia station, Diamond Village Shopping Centre, local shops and cafes, schools and a short drive to the Plaza and Watermarc, this home certainly ...



56 ORANA DRIVE, WATSONIA



Demographics

Demographics

Median Price

Capital Growth



Watsonia

Demographic Report



Watsonia is located 16 km north-east of the CBD. Located in the outer north-east of metropolitan Melbourne Watsonia is primarily a residential suburb. There is a small commercial area focused around the railway station. The suburb also features a number of parks such as the Gabonia Ave A.K. Line Aminya and Elder Street Reserves and the Diamond Village Shopping Centre. Like a number of suburbs in this part of Melbourne the population has decreased and aged significantly over the 1981-1996 period.

SUBURB

Watsonia

MUNICIPALITY

Banyule

MEDIAN AGE

38

MEDIAN LOAN REPAYMENTS & INCOME

Monthly loan repayment

\$1,733.00

Weekly rent

\$331.00

Weekly individual income

\$704.00

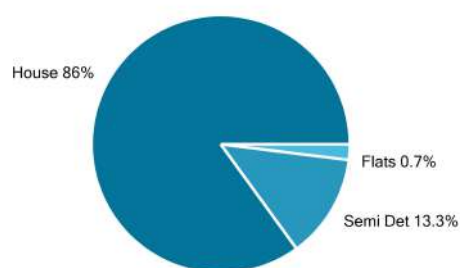
Weekly family income

\$1,876.00

Weekly household income

\$1,448.00

DWELLING TYPE



Separate house

1756

Semi-detached (row/terrace)

272

Flat, unit or apartment

14

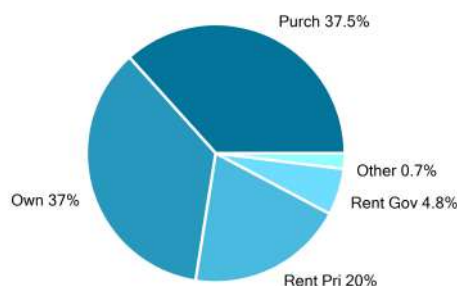
Other

0

Total

2042

RENT VS. OWN



Own

691

Purchasing

701

Rent government

90

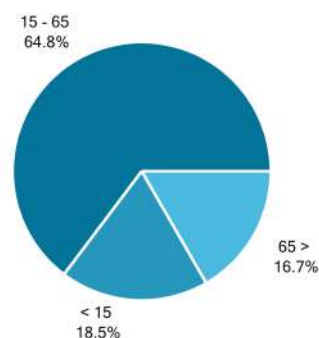
Rent Private

373

Other

13

POPULATION



Under 15 years

966

15 - 65 years

3383

65 years and over

871

Total

5214

* Source: Australian Bureau of Statistics, Census 2016

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.

Watsonia

HOUSE Median Price

Current Median Price: \$753,500



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.

Watsonia

HOUSE Median Price Quarter-by-quarter percentage change



Land

Planning

Overlays

Zoning

Property Details

9 Westdale Court, Watsonia, Vic 3087

Lot/Plan Number: 31/LP84037

Area: 693

Planning Zone Number: 401

Overlay(s):

VEGETATION PROTECTION OVERLAY - SCHEDULE 5 (VPO5)

Municipality: BANYULE

Perimeter: 116

Planning Scheme Zone: ZN

Planning Zone: GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)



Account - National Property Buyers Vic | P: 1300 500 555 | F: 03 9836 3377

Property Report from www.land.vic.gov.au on 29 October 2019 02:29 PM

Address: 9 WESTDALE COURT WATSONIA 3087

Lot and Plan Number: Lot 31 LP84037

Standard Parcel Identifier (SPI): 31\LP84037

Local Government (Council): BANYULE **Council Property Number:** 128702

Directory Reference: Melway 20 E5

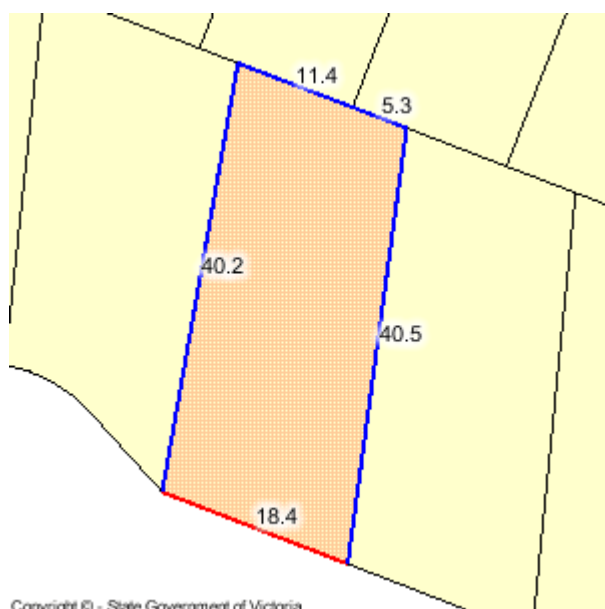
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 693 sq. m

Perimeter: 116 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 dimension shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

State Electorates

Legislative Council: NORTHERN METROPOLITAN

Legislative Assembly: BUNDOORA

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: Yarra Valley Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 5 (VPO5)

Planning scheme data last updated on 23 October 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 29 October 2019 02:33 PM

PROPERTY DETAILS

Address: **9 WESTDALE COURT WATSONIA 3087**
Lot and Plan Number: **Lot 31 LP84037**
Standard Parcel Identifier (SPI): **31\LP84037**
Local Government Area (Council): **BANYULE**
Council Property Number: **128702**
Planning Scheme: **Banyule**
Directory Reference: **Melway 20 E5**

www.banyule.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/banyule

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

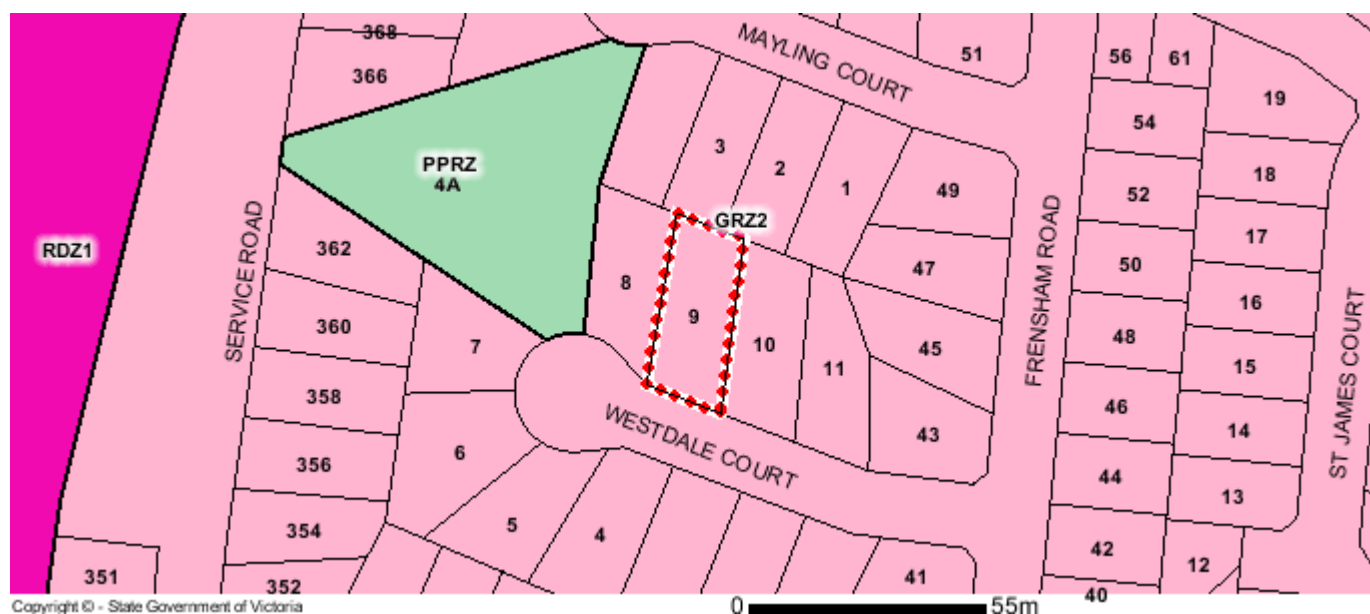
STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **BUNDOORA**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)



GRZ - General Residential PPRZ - Public Park & Recreation RDZ1 - Road - Category 1

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

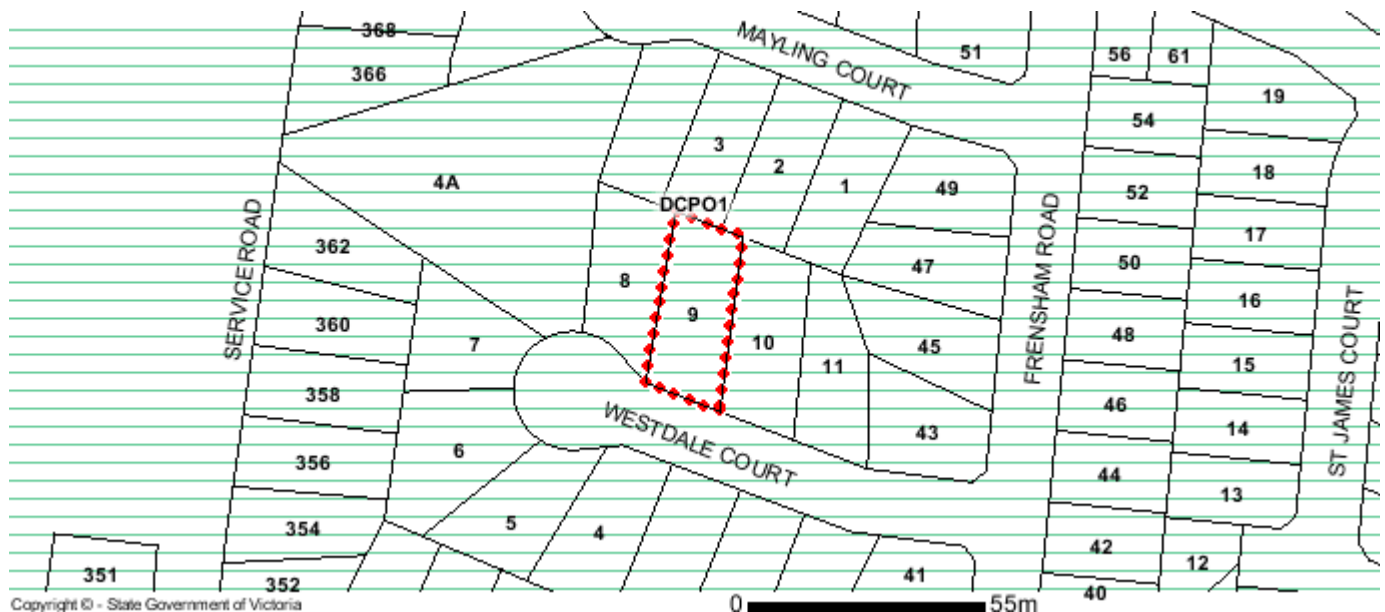
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

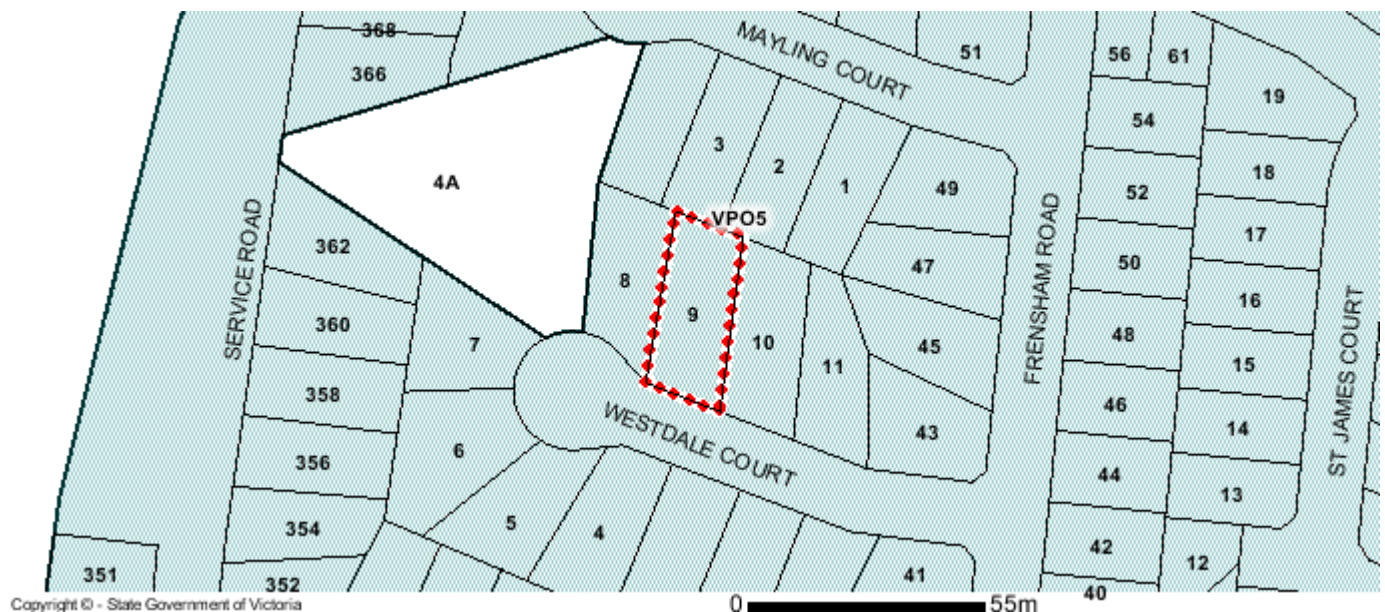


 DCPO - Development Contributions Plan

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 5 \(VPO5\)](#)



 VPO - Vegetation Protection

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

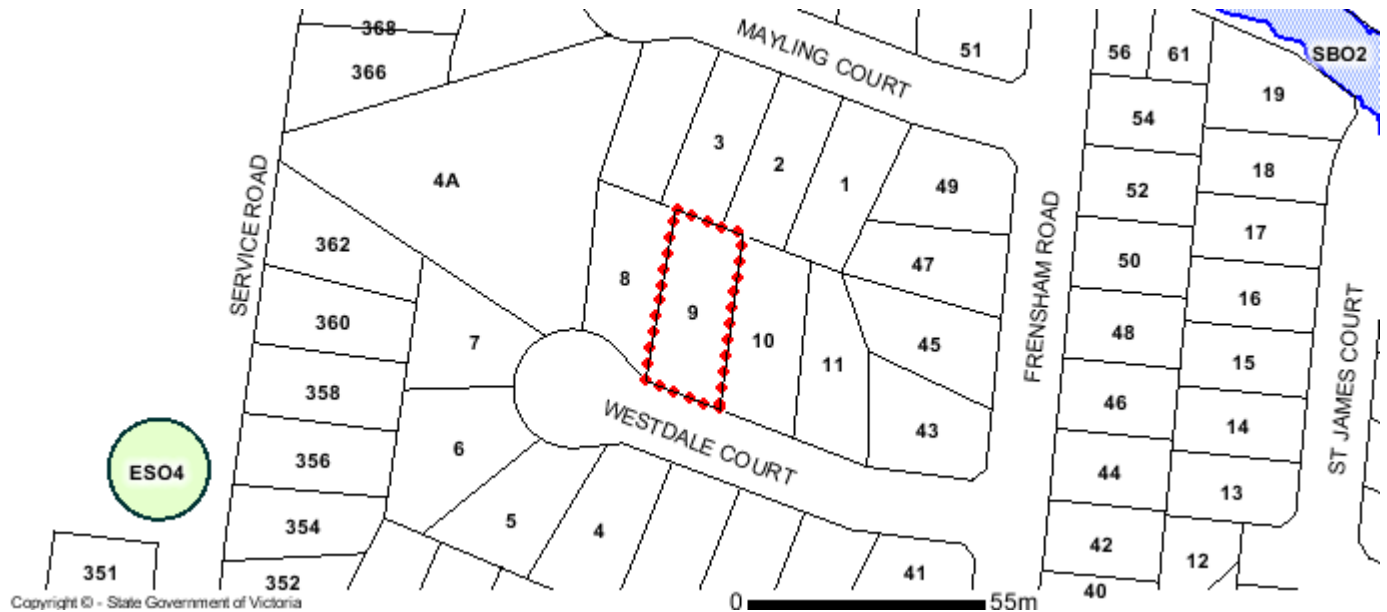
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[SPECIAL BUILDING OVERLAY \(SBO\)](#)



ESO - Environmental Significance SBO - Special Building

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 23 October 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

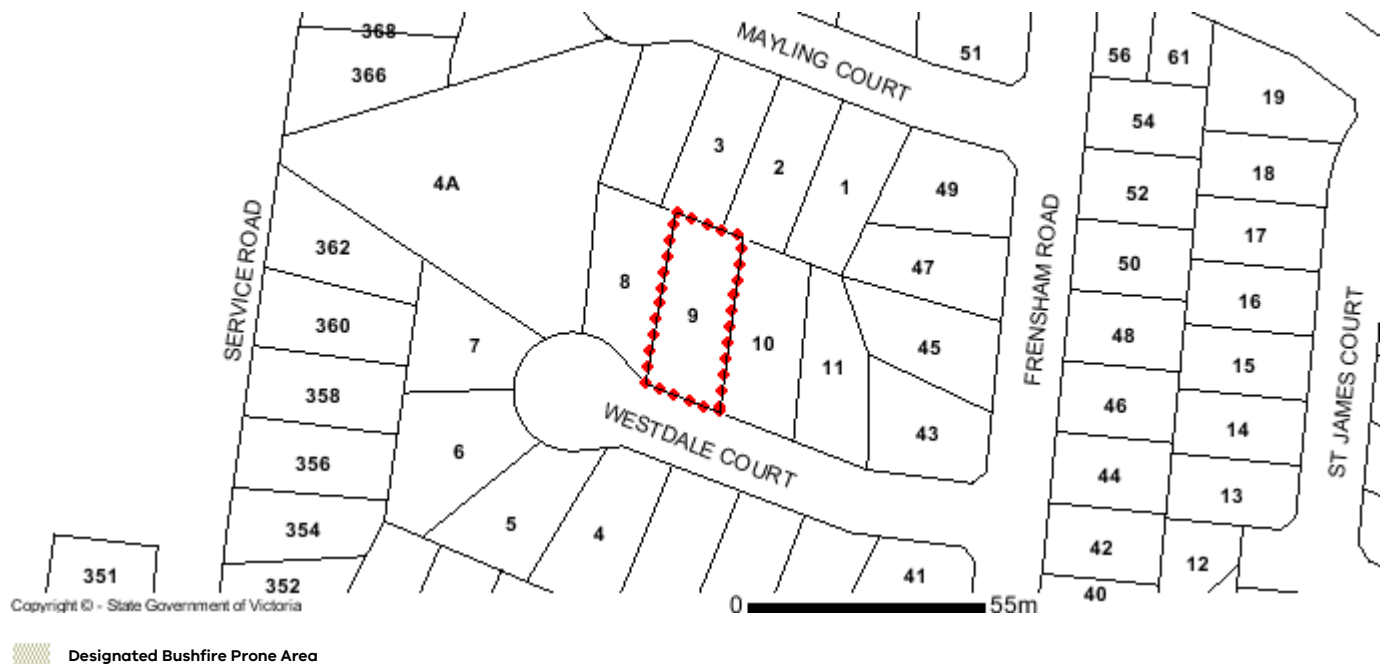
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Area

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Rental Data

Leased Properties



National Property Buyers Vic

PH: 1300 500 555

FAX: 03 9836 3377

NATIONAL
PROPERTY BUYERS

DATES : 29/04/2019 and 29/10/2019
PROPERTY TYPE :
METHOD :
RENT :
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : WATSONIA
DATA SOURCE : REI
BEDROOMS : 3 and 3
BATHROOMS : 1 and 1
RETURNED : 20

Results

22 Rushworth St WATSONIA 3087

RENT : \$450 pw
BOND : \$2,250
LEASED DATE : 23/10/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : Townhouse (Single)
MUNICIPALITY : Banyule
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 6
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : Ideal for those looking to downsize, professional couples or a young family ready to move in before Christmas! This brand new wonderful designer townhouse has all the extra touches one can only hope for - alarm & video security system, heating and cooling, single remote controlled garage, naturally light filled living and quality fixtures and fittings throughout. Upstairs are two generous bedrooms both with mirrored built in robes, large linen/storage closet, glamorous bathroom with shower, separate bath and second toilet. Downstairs is the study with its own split system or small 3rd bedroom, the spacious open plan lounge features floor to ceiling windows opening to an entertainer's platform, spacious kitchen with stainless steel appliances, gas cooking, abundance of storage and bench space, informal meals area overlooking rear gardens, full powder room, separate laundry with external access to a fully fenced low maintenance courtyard and small grassed area with water tank. Short stroll to Watsonia train station and good access to public transport, close to Watsonia and Greensborough shopping centres, Loyola College, Watsonia Primary, local schools, reserves and parks. Proudly presented by Noel Jones Doncaster- Photo ID required at all inspections. PLEASE CHECK OPEN FOR INSPECTION TIMES - Properties are subject to change without notification (Please call office to confirm)

11 Yerrawa Dr WATSONIA 3087

RENT : \$420 pw
 BOND : \$1,825
 LEASED DATE : 18/10/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 G 4
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS : 6
 CARPARKS : 1
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : Upon a liberal north-facing block is an immaculately-maintained cream brick home, a short walk to Greensborough College and Diamond Village shops. A wide entrance and hallway maximises the high ceilings, ornate cornices and polished hardwood floors that feature throughout the home. The bright lounge room is warmed by the northerly sun, boasting a air conditioner and with ducted heating throughout. Three sizeable bedrooms (2 with BIRs) are serviced by a neat family bathroom and separate toilet, while the bright and mostly original kitchen can accommodate a dining table. A covered decked balcony is an ideal alfresco entertaining area, overlooking the lush backyard and with scenic neighbourhood views. PLEASE NOTE: Photo I.D required prior to entry at all inspections BOND \$1,825

13 Morwell Av WATSONIA 3087

RENT : \$430 pw
 BOND : \$2,580
 LEASED DATE : 17/10/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 D 3
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS :
 CARPARKS : 1
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : When it comes to a sought after location in the centre of Watsonia, you'll be hard pressed to find somewhere better than this! Situated opposite the RSL, a couple of hundred metres from the train station and even closer to the shops, cafe's and restaurants of the Watsonia Village. On a good size allotment, it is an exceptional opportunity to enjoy the utmost convenience in this prime position, offering three bedrooms with built in robes, L shaped lounge/dining area leading into kitchen featuring stainless steel appliances and dishwasher, main bathroom with separate bath and shower and a very handy second toilet in the laundry. Outside is a good size yard with garden shed and single garage. PHOTO ID REQUIRED AT ALL INSPECTIONS – PLEASE ENSURE YOU REGISTER FOR INSPECTIONS TO BE KEPT UP TO DATE WITH ANY CHANGES

69 Elder St WATSONIA 3087

RENT : \$400 pw
 BOND : \$1,738
 LEASED DATE : 08/10/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 F 5
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS :
 CARPARKS : 2
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : Conveniently located within a 10 minute walk to Watsonia train station and shopping strip sits this spacious home. Offering 3 bedrooms, two living zones and central bathroom this home has space for the whole family. Additional features include polished floor boards, gas ducted heating, split system to be installed before summer, double carport and large rear yard. BOND \$1,738.00

297 Greenwood Dr WATSONIA 3087

RENT : \$350 pw
BOND : \$1,521
LEASED DATE : 07/10/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : Situated on a quiet street in Watsonia, this newly renovated property is abundant with natural light and located on a great sized block of land. With only a short walk to the local shops and public transport and surrounded by local parks and nature reserves, you will have everything you need at your doorstep. Features include:- Three bedrooms with built in robes- Spacious dining area- Walkthrough kitchen with walk in pantry- Separate living area- Separate laundry - Secure backyard. Please book an inspection time or contact the agent if you would like to inspect this property. By registering for an inspection, you will be instantly informed of any updates, changes or cancellations for your appointment. The fastest and easiest way to apply for this property is through 1Form using the Apply Online feature, you will need to have an application code to apply, supplied after you have inspected the property.

49 Orana Dr WATSONIA 3087

RENT : \$400 pw
BOND : \$1,738
LEASED DATE : 30/09/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : Located on a quiet street but close enough to Greensborough Plaza, shops and cafes this property will be sure to please! Features include; 3 bedrooms, two bedrooms with built in robes and the third bedroom with a free standing cupboard. Freshly painted and new carpets throughout. Light filled lounge room with gas heater and air conditioning. Evaporative cooling throughout. New gas central heating throughout. Kitchen with gas stove top featuring new polished timber flooring. Separate bathroom with bath. Separate laundry with lots of storage. Carport and ample off street parking. Shed in rear garden for additional storage. Manicured gardens perfect for the green thumb! Lease Term: 12 month initial lease term. Please register for inspections. If you do not register then you will not be notified of any changes to advertised inspection times. Advertised inspection times displayed on this page are subject to cancellation and change. The first months' rent and bond are to be paid in advance by BPAY. Please apply only once you have inspected the property. Applications not accepted until properties have been viewed. Family or Friends can view on your behalf.

64 Gabonia Av WATSONIA 3087

RENT : \$370 pw
BOND : \$2,400
LEASED DATE : 19/09/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 E 5
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : This neat and tidy home is located within walking distance to public transport, sporting facilities and the Diamond Village Shopping Centre, Moments to the M80 Ring Road, airport and associated freeways. The property features include:- 3 bedrooms with BIR- Kitchen/meals area - Separate lounge with split system - Main bathroom with bath (separate toilet)- Large deck and flat fenced rear yard- Shed- Offstreet parking. 14 MONTH LEASE*Photo ID must be provided upon inspection***Please register for inspections to be kept up to date with all changes**

15 Gayle St WATSONIA 3087

RENT : \$380 pw
BOND : \$1,900
LEASED DATE : 02/08/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 C 4
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : **To book an inspection for this property, please 'email agent' and we will respond instantly with available inspection times. Please note you must register to attend an inspection**Hurry to inspect this well maintained and perfectly located three bedroom house only minutes from Watsonia shops and train station. Comprising of 3 bedrooms with robes, lounge leading to separate dining, separate dining, kitchen with gas appliances, ample cupboard space and room for a small table, central bathroom with separate bath, and separate laundry. Also includes air conditioner, ducted heating and maintainable rear yard and single garage. Strictly no pets.

10 Grace St WATSONIA 3087

RENT : \$380 pw
BOND : \$1,651
LEASED DATE : 31/07/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 D 4
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 6
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : Located in the heart of Watsonia just a short stroll to local shops and all public transport, lies this beautiful 3 bedrooms + study home. Polished floors great your feet as you enter and continue throughout the home. Bedrooms are a good size with the large living room and study adjacent. The kitchen has been newly renovated and comprises of stainless steel appliances with a separate meals/dining for all to enjoy. There is a 2nd toilet near the laundry and outdoors you'll find the easy to maintain backyard. The expansive front yard is easy is also low maintenance and has plenty of off street parking in the large driveway. Other features include - ducted heating, evaporative cooling, alarm system, high ceilings and so much more - Inspection sure to impress. Photo ID required at all inspections. BOND: \$1651

2 Manfred St WATSONIA 3087

RENT : \$380 pw
BOND : \$1,651
LEASED DATE : 23/07/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 F 5
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : To inspect, please see instructions below; In an ideal location is this three bedroom family home in an ideal location close to shops, parks, public transport and schools. Open plan dining/kitchen with gas cooking and dishwasher, spacious lounge area with split system. Three bedrooms all with built in robes, central bathroom with separate bath and shower, laundry with plenty of storage. Secluded rear yard perfect for entertaining. Features include ducted heating, split system, double garage, backyard shed and ceiling fans in bedrooms. PLEASE NOT THE GAS SPACE HEATER & BOX AIRCON DO NOT WORK Simply click 'Book Inspection' button to register for an inspection, or use the 'Contact Agent' facility. By registering, you will instantly be informed of any updates, changes or cancellations to your appointment. You must enter your details to book an inspection time.

1/8 Lambourne Rd WATSONIA 3087

RENT : \$340 pw
BOND : \$1,477
LEASED DATE : 20/07/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : Unit
MUNICIPALITY : Banyule
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : WALK TO SHOPS AND TRANSPORT This refurbished 3-bedroom home consists of a large living area with a brand new split system. It has a decent size kitchen with gas cooking and a great sized back room which leads out into the backyard. Separate laundry, private off street parking via a roller door. Ducted heating, ceiling fans to two of the three bedrooms and they all share a tidy, clean bathroom. This property is extremely close, only meters away from Watsonia shops and transport.

18 Sellars St WATSONIA 3087

RENT : \$400 pw
BOND : \$1,738
LEASED DATE : 18/07/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : To inspect, please see instruction below. Be welcomed home to this beautifully presented three bedroom multi-level home, situated in the delightful leafy green area of Watsonia North. Walking distance to scenic parklands, trails, transport and within close proximity to high schools, primary schools, Greensborough Plaza, sporting clubs and other amenities. Featuring three spacious bedrooms, with built in cupboards. Evaporative cooling and ducted heating. Open lounge area flowing through into the light filled spacious meals and kitchen area. Kitchen includes gas cooktop, electric oven, dishwasher with plenty of cupboard and bench space. Extra-large entertainment/rumpus area leading out into backyard! Central bathroom with separate shower and bath. Internal laundry leading out into court yard, plus single lock-up garage. Arranging an inspection time is easy! Simply click 'Book Inspection' button to register for an inspection, or use the 'Contact Agent' facility. By registering, you will instantly be informed of any updates, changes or cancellations to your appointment. You must enter your details to book an inspection time.

2 Rasheda St WATSONIA 3087

RENT : \$400 pw
BOND : \$2,580
LEASED DATE : 05/07/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 E 5
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : Beautifully presented and well maintained this 3 bedroom home has it all... Polished boards throughout, ducted heating, split system cooling, solar panels lock up garage with shower and bar, 3 sheds, huge covered decked area plus loads of space for the kids to run around... All based in a desirable area of watsonia. You wont regret an inspection.*Photo ID must be provided upon inspection***Please register for inspections to be kept up to date with all changes**

31 Princes St WATSONIA 3087

RENT :	\$410 pw	RECORDED :	
BOND :	\$2,000	WALLS :	
LEASED DATE :	03/07/2019	ROOF :	
METHOD :	Leased	BEDROOMS :	3
YEAR BUILT :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Banyule	CARPARKS :	5
PARISH :		STOREYS :	
MAP REF :	20 D 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No



COMMENTS : Young families will delight in excellent proximity to schools, transport, parklands and shopping presented by this inviting three bedroom home. Cottage inspired and generously proportioned, this neatly maintained home features open plan lounge and dining bathed in northern light, well-ordered timber kitchen with meals, and genuine double bedrooms serviced by a spacious family bathroom. With gas heating, air conditioners, carport and huge four car garage, coupled with a location that delivers Watsonia Village and station, schools including Loyola College and Gresswell Forest Nature Reserve and parks walking distance, there is much to appreciate. Moments to the M80 Ring Road, airport and associated freeways. RAY WHITE MACLEOD

4 Curtis Av WATSONIA 3087

RENT :	\$380 pw	RECORDED :	
BOND :	\$2,460	WALLS :	
LEASED DATE :	03/07/2019	ROOF :	
METHOD :	Leased	BEDROOMS :	3
YEAR BUILT :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	6
MUNICIPALITY :	Banyule	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	20 C 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	582
PLAN NUM/REF :		FURNISHED :	No



COMMENTS : Beautifully presented with updated kitchen and bathroom. This charming home rests amidst peaceful lovingly tended gardens that can be viewed from within the sparkling interior. Included is a semi attached bungalow. Features include:- Two robed bedrooms with ceiling fans- Semi attached bungalow suited as a 3rd bedroom- Updated kitchen with Ilve stainless steel appliances - Large light filled updated bathroom- Reverse cycle air conditioning - Carport & garage/workshop- Covered deck for reclining and paved area for entertaining- Backyard with veggie patch and glass house. Located a short stroll to Watsonia shopping village and train station. Close to LaTrobe University and easy access to Greensborough Hwy. *Photo ID must be provided upon inspection***Please register for inspections to be kept up to date with all changes**

4 Mayling Ct WATSONIA 3087

RENT :	\$400 pw	RECORDED :	
BOND :	\$2,790	WALLS :	
LEASED DATE :	25/06/2019	ROOF :	
METHOD :	Leased	BEDROOMS :	3
YEAR BUILT :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	1
MUNICIPALITY :	Banyule	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	20 E 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No



COMMENTS : This beautifully renovated 3 bedroom home is simply stunning, featuring 3 great size bedrooms, ducted heating, split system cooling, polished floor boards throughout, renovated kitchen with stainless steel appliances (including dishwasher), private decking and off street parking for 1 car. Extra features include: Quality and efficient LED lighting with dimmers. Water tank plumbed to the toilets and mains. Bosch kitchen appliances. 2pac kitchen. Night/day blinds. 2nd separate toilet. Automatic sprinkler system to all garden beds and lawn areas. Landlords have engaged a gardener to maintain the garden beds/weeding in the front and side of the house. Reverse cycle air con as well as central heating. Set in a quiet and private cul de sac and a hop skip and jump from West Mayling Reserve. This home will not last. *Photo ID must be provided upon inspection***Please register for inspections to be kept up to date with all changes**

4 Lynette Ct WATSONIA 3087

RENT : \$420 pw
 BOND : \$2,500
 LEASED DATE : 14/06/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 C 5
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS : 4
 CARPARKS : 2
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : Modern, spacious and positioned adjacent Gresswell Forest Nature Reserve, this on-trend three bedroom home boasts open plan living and a low-maintenance lifestyle. Crisp interiors and quality finishes are hallmarks of this home that prides itself on its liveability and easy entertaining. Big on space, an open plan living domain flooded in northern light showcases a sparkling CaesarStone kitchen featuring soft-close cabinetry and stainless steel appliances. Flowing to a neat rear garden, the scene is set for an effortless indoor-outdoor lifestyle. Add to this a stylish designer bathroom, split system heating/cooling, carport plus off-street parking, and this inviting home, moments to Watsonia Village and station, schools, buses and parklands will be just what you're looking for. Emma Wyld 0417 344 331 - Ray White Macleod

61 Princes St WATSONIA 3087

RENT : \$370 pw
 BOND : \$1,608
 LEASED DATE : 30/05/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 C 2
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS : 4
 CARPARKS : 1
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : PLEASE NOTE - 6 MONTH OR 12 MONTH LEASE OFFER Set in a quiet tree-lined street within minutes of parklands, public and private schools, including Loyola, and the shops, cafes and station of nearby Watsonia Village, this great home enjoys an ideal location. Comprising of 3 bedrooms, lounge room with wall heater unit, kitchen/meals, main bathroom, separate toilet & laundry, undercover rear deck area and carport. PLEASE NOTE - Home comes partly furnished, NOT INCLUDED -TV, wall air con unit, 2 X Rear sheds not to be used.

15 Gayle St WATSONIA 3087

RENT : \$380 pw
 BOND : \$1,900
 LEASED DATE : 27/05/2019
 METHOD : Leased
 YEAR BUILT :
 PROPERTY TYPE : House
 MUNICIPALITY : Banyule
 PARISH :
 MAP REF : 20 C 4
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS : 1
 ROOMS :
 CARPARKS : 3
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No



COMMENTS : **To book an inspection for this property, please 'email agent' and we will respond instantly with available inspection times. Please note you must register to attend an inspection** Hurry to inspect this well maintained and perfectly located three bedroom house only minutes from Watsonia shops and train station. Comprising of 3 bedrooms with robes, lounge leading to separate dining, separate dining, kitchen with gas appliances, ample cupboard space and room for a small table, central bathroom with separate bath, and separate laundry. Also includes air conditioner, ducted heating and maintainable rear yard and single garage. Strictly no pets.

5 French Ct WATSONIA 3087

RENT : \$380 pw
BOND : \$1,651
LEASED DATE : 08/05/2019
METHOD : Leased
YEAR BUILT :
PROPERTY TYPE : House
MUNICIPALITY : Banyule
PARISH :
MAP REF : 20 D 4
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No



COMMENTS : This neat home located only minutes from the northern ring road, Watsonia shops, Watsonia train station and everything else Watsonia has to offer consists of:- 3 generously sized bedrooms.- 1 bathroom.- Large backyard- Polished timber flooring- Gas heating- Backing onto parklands and kids play groundPHOTO I.D. REQUIRED AT ALL INSPECTIONS.

The image(s) and information you are viewing is produced by cross-referencing images and data supplied by third parties. We give no warranty that the image, information or cross-referencing is accurate or complete. All warranties are expressly excluded to the fullest extent permitted by law. Our liability to you is limited to the re-supply of the image and information or the cost of the re-supply, at our option.

Action Plan



ACTION PLAN

Before we proceed, it's important we discuss and establish the following:

Summary	Action
Property Discussion	Review this report and contact your Buyer Agent with any questions relating to the report and the property.
Building and Pest Inspection	Would you like a building and/or pest inspection?
Contract of Sale - Section 32	Do you have a preferred legal practitioner you would like to use to review the Section 32?
Deposit	Do you have funds readily accessible to draw on for a deposit? Most agents require a 10% deposit.
Settlement	What is your preferred period of settlement?
Price	We can discuss all aspects relating to price and where our negotiating starts, however we also need to establish the maximum amount that you are willing to spend.

Please note we are able to recommend building and pest inspectors and conveyancers/solicitors. Please contact us immediately should you have any queries or questions relating to the information in this report.

THE SMALL PRINT

This Property Report is intended to provide you with essential information to enable you to make an informed decision. It is in a format that is logical and easy to understand and provides information pertaining to the location, zoning, local housing market performance, and suburb specific data. It is intended solely for the addressee, whose names appear on the page 2 of the report. Wherever possible, we verify information for its accuracy, however some data contained within this report may contain inaccuracies subject to the source from which the information was received. This Property Report is not a sworn valuation – it is an assessment based on the information contained within. Any one piece of information should not be relied upon on its own and all queries should be directed to the Buyer Advocate who prepared this report on your behalf for discussion and clarification. Quality of photos and pictures may vary depending on source.

NATIONAL PROPERTY BUYERS

Suite 2, Level 1
333 Whitehorse Road
Balwyn, Victoria 3103

nationalpropertybuyers.com.au

enquiries@nationalpropertybuyers.com.au

03 9836 3322

