

Lot	Style	Title	Bed	Bath	Parking	Storage	Sqm	Rent p.w.	Strata p/q	Indicative Price Range
G103	Apartment	Strata	2	1	0	N	84	\$590 (2)	\$750-\$850	\$590K-\$616K (3) (5)
G106	Apartment	Strata	2	1	0	N	59	\$550 (2)	\$750-\$850	\$445,000+ (3) (5)
L2	Townhouse	Torrens	3	2+	4 Garage	Υ	248	\$950 (2)	\$1100-\$1400	\$860K-\$960K (1) (5)
L12	Townhouse	Torrens	3	2+	4 Garage	Υ	248	\$1000 (4)	\$1100-\$1400	\$860K-\$960K (1) (5)
L13	Townhouse	Torrens	3	2+	4 Garage	Υ	248	\$1000 (4)	\$1100-\$1400	\$860K-\$960K (1) (5)

All properties are located at 10-16 Marquet Street, Rhodes NSW 2138

#### STANDARD TERMS

5% Deposit 30/60 Settlement New Carpets & Paint Immediate Possession

#### **INVESTOR NOTES**

- (1) MVS current val at \$1mil
- (2) Rental market estimate only by Wharton Real Estate as at Jan 6th, 2012
- (3) Brand new apartment
- (4) Property Leased & renovated.
- (5) Range is based on previous executed sales of similar properties over the past 12 months.

#### **COMMON QUESTIONS**

- A. Constructed in 2007.
- A. Bulk purchase offers invited.
- A. All offers must be in writing and include a \$5,000 initial deposit.
- A. Property inspections by appointment only, visit Www.MortgageeProperty.com

#### IMPORTANT NOTICE

Statewide Developments Pty Ltd (In Liquidation) (Receivers and Managers Appointed) is the vendor of the above mentioned properties.

On December 22, 2011 Statewide Developments was placed into liquidation.

On December 23, 2011 Damien Hodgkinson and Damian Templeton of KPMG were appointed receivers and managers of Statewide Developments.

#### **MAKING AN OFFER TO PURCHASE - STEPS**

- 1. Complete the Offer Form attached.
- 2. Pay the \$5,000 reservation fee to Mills Oakley Lawyers via internet banking. Be sure to print the receipt and attached it to your reservation form.
- 3. Fax both the completed reservation form and internet banking receipt to 03-8080 5958.
- Allow a minimum 48 hours for your offer to be accepted or declined by KPMG.
- 5. Upon your offer being accepted, contracts will be issued to your lawyer for exchange within 7 days. Please Note: The \$5,000 reservation fee is not refundable and will be applied towards the 5% deposit that is due upon the exchange of the Contract of Sale.
- 6. For any questions or to arrange an private inspection, please contact: SCOTT O. TALBOT Mobile: 0400 985 800 Email: scott@mortgageeproperty.com

Interactive Document - Click your mouse over icons for more information:



















Tel: +613 9670 4604 Fax: +613 8080 5958 PO Box 2116, VIC, Docklands 8012



### www.MortgageePROPERTY.com

Style Townhouse Rent p.w. \$950 (2) Strata p/q \$1100-\$1400 Indicative Price Range Title Bath Lot Bed Parking Storage Sqm L2 248 Torrens 2+ 4 Garage \$860K-\$960K (1) (5) 3 \$1000 (4) L12 Townhouse Torrens 3 2+ 4 Garage 248 \$1100-\$1400 \$860K-\$960K (1) (5) L13 Townhouse Torrens 2+ 4 Garage 248 \$1000 (4) \$1100-\$1400 \$860K-\$960K (1) (5) 3

Click here to play video:

COURTYARD 5.7m x 6.4m







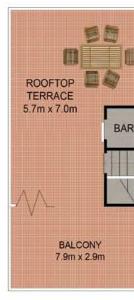




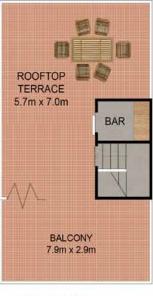








TOP FLOOR





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GARAGE 5.5m x 10.7m

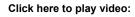






# www.MortgageePROPERTY.com

Style Apartment Sqm 59 Rent p.w. \$550 (2) Parking Lot Title Bed Bath Strata p/q Indicative Price Range Storage \$445,000+ (3) (5) G106 \$750-\$850 Strata 2 0 Ν







Interactive Document - Click your mouse over icons for more information:



















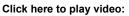


BATH



## www.MortgageePROPERTY.com

Lot G103 Style Apartment Sqm 84 Rent p.w. \$590 (2) Strata p/q \$750-\$850 Parking Title Bed Bath Indicative Price Range Storage \$590K-\$616K (3) (5) Strata 2 0 Ν

















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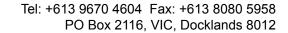














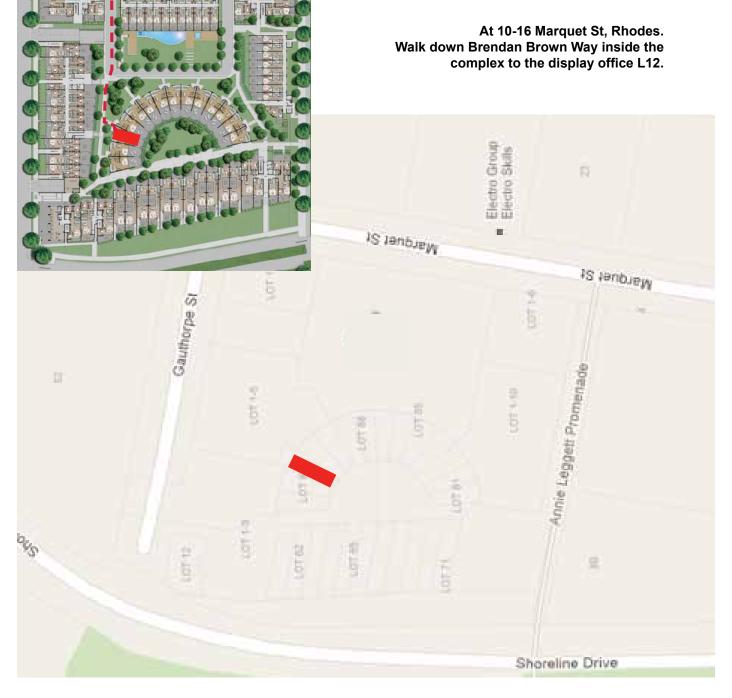
Display Townhouse L12 - Inspect By Appointment L12, 10-16 Marquet Street, Rhodes

Click here for map:









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### **OFFER TO PURCHASE AGREEMENT**

Building:	Lot No:	Vendor:	Statewide Development	s Pty Ltd ers and Managers Appointed)		
Total Offer Price: \$		Address:	10-16 Marquet Street R			
Balance Deposit: \$		Reservat	ion Fee: \$ 5,000			
Offered Settlement Date: / /	/ 2012			n Hodgkinson and Damian reet, Sydney NSW 2000		
Vacant Possession (Owner Occupier)		Both the deposit and reservation fee is payable to: Mills Oakley Lawyers Law Practice Trust Account Westpac Banking Corporation BSB: 032 016 Account No: 41 8766 Reference: Lot No Marquet St				
Purchaser/s Details						
Surname:		Firstnam	ə:			
Surname:		Firstnam	ə:			
Address:						
City:		State:	P	ostcode:		
Email:						
Mobile:		Home: .				
Office:		Fax:				
Purchaser Solicitor / Conveyance	er					
Firm:		Contact:				
Address:						
City:		State:	P	ostcode:		
Email:						
Office:		Fax:				
issue a Contract of Sale for the above The Reservation Fee: (a) will be refunded if the Receivers (b) will be applied towards the Deposition Contracts of Sale will be issued to the	Managers accepting this Offer to ve property.  and Managers does not accept th sit if Contracts of Sale are exchan ne Purchaser's solicitor within 48 h le is not exchanged within 7 days	nis Offer to Purcha nged; or nours of the Recei of the date hereo	se; vers and Managers acceptance , the Receivers and Managers v	ceivers and Managers to prepare and of the Offer to Purchase. In the event will release the property for re-sale and		
Purchaser's Signature:			Date:	/ / 2012		
Agency:			Rep:			
This Offer to Purchase Agreemer	nt is subject to and cond	itional upon	the Receiver and Manaç	ger's acceptance hereof.		

Receiver and Manager's Signature: .....

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Date: ...... / ..... / 2012