



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	\$550K-\$616K (3) (5)
G106	Apartment	Strata	2	1	0	N	59	\$550 (2)	\$750-\$850	\$445,000+ (3) (5)
L12	Townhouse	Torrens	3	2+	4 Garage	Y	248	\$1000 (4)	\$1100-\$1400	\$860K-\$960K (1) (5)
L13	Townhouse	Torrens	3	2+	4 Garage	Y	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](http://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.
4. 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](mailto:scott@mortgageeproperty.com)

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





www.MortgageePROPERTY.com

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



[www.MortgageePROPERTY.com](http://www.MortgageePROPERTY.com)

Lot G106	Style Apartment	Title Strata	Bed 2	Bath 1	Parking 0	Storage N	Sqm 59	Rent p.w. \$550 (2)	Strata p/q \$750-\$850	Indicative Price Range \$445,000+ (3) (5)
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Lot G103	Style Apartment	Title Strata	Bed 2	Bath 1	Parking 0	Storage N	Sqm 84	Rent p.w. \$590 (2)	Strata p/q \$750-\$850	Indicative Price Range \$550K-\$616K (3) (5)
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Display Townhouse L12 - Inspect By Appointment  
L12, 10-16 Marquet Street, Rhodes

Click here for map:



Book an appointment:



At 10-16 Marquet St, Rhodes.  
Walk down Brendan Brown Way inside the complex to the display office L12.



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## OFFER TO PURCHASE AGREEMENT

Building: ..... Lot No: .....

Vendor: Statewide Developments Pty Ltd  
(In Liquidation) (Receivers and Managers Appointed)  
Address: 10-16 Marquet Street Rhodes 2138

Total Offer Price: \$ .....

Reservation Fee: \$ 5,000

Balance Deposit: \$ .....

Offered Settlement Date: ..... / ..... / 2012

Receivers and Managers : Damien Hodgkinson and Damian  
Templeton of KPMG 10 Shelley Street, 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

Tenanted (Property Investor)

### Purchaser/s Details

Surname: .....

Firstname: .....

Surname: .....

Firstname: .....

Address: .....

City: .....

State: .....

Postcode: .....

Email: .....

Mobile: .....

Home: .....

Office: .....

Fax: .....

### Purchaser Solicitor / Conveyancer

Firm: .....

Contact: .....

Address: .....

City: .....

State: .....

Postcode: .....

Email: .....

Office: .....

Fax: .....

The Purchaser and the Mortgagee hereby agree as follows:

1. Conditional upon the Receivers and Managers accepting this Offer to Purchase, the Purchaser hereby instructs the Receivers and Managers to prepare and issue a Contract of Sale for the above property.
2. The Reservation Fee:  
(a) will be refunded if the Receivers and Managers does not accept this Offer to Purchase;  
(b) will be applied towards the Deposit if Contracts of Sale are exchanged; or
3. Contracts of Sale will be issued to the Purchaser's solicitor within 48 hours of the Receivers and Managers acceptance of the Offer to Purchase. In the event that an unconditional Contract of Sale is not exchanged within 7 days of the date hereof, the Receivers and Managers will release the property for re-sale and retain the Reservation Fee in full to cover the costs incurred in preparing and issuing the Contract of Sale.

Purchaser's Signature: .....

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

Agency: .....

Rep: .....

**This Offer to Purchase Agreement is subject to and conditional upon the Receiver and Manager's acceptance hereof.**

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

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