

Property of the month

Plenty 156 Yan Yean Road

"Omaru"

If you love the country atmosphere you will enjoy coming home to this idyllic property. Nestled in a delightful garden setting, the home is charming and inviting with warm colour schemes and generous formal and informal living. Positioned to capture one of the districts most impressive views, you can appreciate the country lifestyle whilst having the convenience of excellent facilities within a short drive.



- Four bedrooms and two bathrooms
- Study
- Formal lounge and dining
- Spacious family room and sunroom
- Polished timber floors
- Lead lighting
- Two garages and a carport
- Bungalow, workshop and woodshed
- Horse paddocks with electric fencing and rear street access to Heard Avenue

Auction: Saturday 25th October at 12.30 pm
Price Guide: \$750,000 - \$850,000
Land Size: 9903sqm Approx
Contact: Darren Jones 0425 717 111 or Steve Thomson 0402 445 414

THE VALUE OF YOUR HOME

Property owners are receiving their Council rate notices at the moment and in addition to the actual size of the bill a great deal of interest is generally shown in the value of the property.

It is important to know however, that the value ascribed to your home by the Council is not always the same as if you were to sell your home tomorrow.

The primary purpose of council valuation is to provide a basis for determining the property owner's contribution to the council's consolidated revenue. The valuation is determined every two years on the 1st of January by qualified valuers' engaged or employed by your Council.

The council valuation will provide you a guide as to the price you may be able to achieve if you are intending to sell. However you should also undertake a

number of other steps to determine the value of your property.

You can ask an REIV member to undertake a market appraisal. This will provide you with the opportunity to discuss with them the factors that impact property values.

When your property goes on to the market is important to remember that prospective buyers often look at a range of homes within the same location. As such it is wise to make an effort to understand the local market.

Finally, when you actually sell, remember that the demand for your home will be influenced by what other properties are for sale in your area and the number of buyers looking. This means that the marketing and preparation of the home will also influence the sale price.

Printed courtesy REIV

Recent Sales

Greensborough	26 Lorimer Street	\$395,000
	3 bedroom weatherboard walking distance to Greensborough plaza	
Greensborough	5/94 Nepean Street	\$330,000
	3 bedroom townhouse with double lock up carport	
Greensborough	80 Henry Street	\$426,888
	4 bedroom plus study, 2 living areas and outdoor entertaining area	
Bundoora	10 Kevin Street	\$310,250
	3 bedroom brick veneer within walking distance to shops and trams	
Greensborough	9 Bunyarra Court	\$403,000
	3 bedroom, 3 living areas, lock up garage, outdoor spa	
Watsonia	14 Temby Street	\$352,000
	3 bedroom weatherboard with lock up garage	
Watsonia	4 High Street	\$410,000
	3 bedroom, polished floors, double garage with outdoor entertaining area	
Macleod	1/30 Wilmot Street	\$351,000
	3 bedroom unit, lock up garage, walking distance to shops and station	
Macleod	64 Erskine Road	\$430,000
	3 bedroom, 2 living areas and a lock up garage	

New Properties Available

Watsonia	20 Kardinia Street	Price Guide: 359,950
	This 3 bedroom home would ideally suit the first home buyer or investor	
Greensborough	49 Medbury Street	Price Guide: \$440,000
	Attractive 4 bedroom home close to all Greensborough's facilities	
Greensborough	15 Nulgarrah Crescent	Auction 4th October 2008
	This 4 bedroom home has excellent accommodation for the whole family	
Greensborough	4/12 Parkview Avenue	Price Guide: \$280,000 - \$320,000
	This 2 bedroom townhouse is ideal for first home buyers or investors	
Montmorency	3/24 Graeme Avenue	Price Guide: \$360,000 - \$390,000
	2 bedroom townhouse in quiet and convenient location	
Greensborough	1 Wolangi Court	Price Guide: \$320,000 - \$355,000
	Extremely affordable 3 bedroom home in Apollo Parkways	
Greensborough	15 Gilmour Court	Price Guide: \$350,000 - \$380,000
	3 bedroom home close to all Greensborough's facilities	
St. Helena	284 St Helena Road	Price Guide: \$400,000 - \$460,000
	3 bedroom, 2 bathroom and double garage on easy to maintain allotment	
Plenty	156 Yan Yean Road	Price Guide: \$750,000 - \$850,000
	4 bedroom home with 3 living areas on approx 2.5 acres	
Diamond Creek	138 Black Gully Road	Price Guide: \$800,000 - \$900,000
	Absolutely stunning as new 6 bedroom home on 7 glorious acres	
Briar Hill	2 Doon Court	Price Guide: \$370,000 - \$410,000
	Attractive 3 bedroom home in sought after neighborhood	

Staff Profile

CONNIE COATES – Sales Secretary



Connie has been with Darren Jones Real Estate for two years in the capacity of Sales Secretary. After completing her schooling at Loyola, she joined the family owned Fire Protection Business prior to taking off to Queensland in search of the sun. Connie worked as a receptionist in a Real Estate office for a couple of years before heading back to "four seasons in a day Melbourne" in 2003. She became a mum to Emily in March 2006, and with her fiancé Michael, enjoys watching AFL football and V8 car racing.

For further details, photos and open times, click here www.darrenjones.com.au