

November 2012 Update

Most First Home Buyers to benefit from 30 per cent Stamp Duty Cuts

The next round of stamp duty cuts for first home buyers will come into effect on 1 January 2013, when the current 20 per cent discount is increased to 30 per cent.

REIV CEO Enzo Raimondo said "many first home buyers may not realise that homes bought as of this weekend with 60 day settlements will be eligible to benefit from the lower stamp duty because they pay stamp duty when settlement of their purchase occurs, not when they sign a contract.

"Settlement occurs on the day the balance of the purchase price is paid and the property's title document is handed over to the buyer.

"This means that if you are buying your first home right now, you meet the eligibility criteria and your settlement date is 1 January or later, you will be eligible for the 30 per cent discount on stamp duty.

"This is unlike the First Home Buyer Grant, which applies from the date the contract is signed.

"Other key criteria for the stamp duty cut are that the total purchase price must not be over \$600,000, it is your first home and you must live in it as your primary place of residence.

"If you are looking to purchase at the moment, it is sensible to establish your eligibility with the State Revenue Office before you commit to a purchase. The first step is to look at the information at the SRO website at www.sro.vic.gov.au.

"Overall the cut is good news for those buying their first home and it will be worth an additional \$2,377 on a home valued at \$530,000. This will bring the total stamp duty cut on the median priced home from \$4,754 to \$7,131," Mr Raimondo concluded.



Source: REIV.com.au

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Cheltenham / Dingley Village



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Property of the month:



10 Burdekin Boulevard, Waterways

Enviably Family Home

There's no mistaking when you've found the perfect family home. One that hints at quality, warmth, privacy and relaxation. This 5 year old modern sophisticated home in Waterways is a great example.

Located in the heart of Waterways, close to Private & public Schools, Shops, golf course, freeway access, and public transport, this avant-garde single-storey 31sq home is set on a 640sqm (approx) allotment of land, and is ideal for your way of life.

And the good news just keeps on coming... Built by Stonehenge, it boasts 3 bedrooms, master with double vanity en-suite and walk in robe, elegant open plan layout, hostess kitchen with walk-in pantry and s/s appliances, expansive dining area and a spacious lounge opening on to a huge decked alfresco area perfect for entertaining on those summer nights. And who could forget its ducted heating & evaporative cooling, 2nd driveway for boat or caravan, built in robes to all other bedrooms, central family bathroom, alarm, handy man's shed, water tank and it's good looks. Plus you'll particularly appreciate its ample storage options, double garage and low maintenance yard and gardens with plenty of room for the kids to play.

PRICE: \$685,000

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Open For Inspection List:

[Sales](#)

[Rentals](#)

Please click on the link/s above for our current Open For Inspection List

Some of our New Listings:



6/9 Barker St, Cheltenham
\$270,000-\$290,000
Auction 24/11/12 @ 12pm



57 Argus St, Cheltenham
\$490,000-\$540,000



23 Island Point Ave, Waterways
Auction 17/11/12 @ 1pm



4 Golfwood Cl, Dingley Village
\$700,000



13 Martens Pl, Dingley Village
\$460,000-\$490,000



58 Golfwood Cl, Dingley Village
\$990,000

Some of our Recent Sales:



124 Howard Road,
Dingley Village



4 Oploo Court,
Dingley Village



88 Keith Street,
Parkdale



11 Jennifer Street,
Cheltenham

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Getting to Know Madryn Kein

Madryn Kein has just celebrated 18 years employment with Ray White Cheltenham/Dingley Village. Maddie excels at her role as Trust Manager & Marketing Manager. If you want a sign board up or an advertisement changed or a landlord paid, Madryn is the person to go to.

Maddie lives in Narre Warren with her husband and two boys, and enjoys keeping fit and spending time with family and friends.

Q: What are you currently listening to on your ipod?

A: Hot Chelle Rae (just went to their concert!!!)

Q: What is your favourite quote?

A: All you need is love, but a little chocolate every now and then doesn't hurt

Q: What is your favourite book?

A: 50 Shades of Grey

Q: What do you enjoy doing in your spare time?

A: Going shopping, going to the movies, socialising with friends.

Q: If you could have dinner with any 3 people (dead or alive), who would they be?

A: Jon Bon Jovi, Jamie Oliver, Michelle Bridges

Q: What is your greatest accomplishment?

A: My two boys

Q: What would you do with \$1 million dollars?

A: Go on a massive shopping spree!



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