

LIQUIDATOR'S REALIZATION AUCTION

under joint instructions from
Brendan O'Connor and Co., agents for the Liquidator of
REGENCY HOMES GROUP PTY. LIMITED
(IN LIQUIDATION)
and the Mortgagee.

AND

RECEIVER'S AUCTION

by order of Hungerfords
Agents for the Receiver of
CAMBRIDGE CREDIT CORPORATION LIMITED
AND OTHER VENDORS

Tuesday, 23rd May, at 11.00 a.m.

at

"LEONDA" BALLROOM

Wallen Road, Hawthorn

**NEW HOMES—PART COMPLETED,
HOME SITES, INDUSTRIAL LAND,
SUBDIVISIONAL LAND,
INVESTMENTS,
AND BUSH-LAND ACREAGES.**

*Particulars in this brochure are for information only and do not constitute
any representation by the Vendor or the Agent.*

AUCTIONEERS:



ESTABLISHED OVER 60 YEARS — 14 OFFICES

1017 HIGH STREET, MALVERN

Phone: 20 7821

After Hours: 20 4444

ORDER OF SALE

Further detailed information in brochure or contact the Selling Agents.

- 11.00 a.m. MULGRAVE — Xavier Drive.
4 partly completed b/v homes,
3 homes to frame stage.
- 11.20 a.m. MULGRAVE — Xavier Drive.
3 excellent home sites.
- 11.30 a.m. RINGWOOD — Highland Boulevard.
6 elevated home sites.
- 11.45 a.m. RINGWOOD — Highland Boulevard.
3 completed b/v homes,
4 near completed homes.
- 12.30 p.m. DONCASTER — Lot 14 Studley Avenue.
Luxury Architect design
2-storey home under construction.
- 12.40 p.m. DONCASTER — Lot 101 Rathmullen Quadrant.
Elevated home site with extensive views in
prestige locality.

LUNCHEON BREAK

(Leonda Restaurant — Luncheon 12-3 p.m.)

- 2.30 p.m. PORTARLINGTON — Lot 82 Denver Drive.
Excellent home site in secluded Court.
- 2.35 p.m. GEELONG — Lot 29 Sally Court, Newcombe.
Desirable home site in quiet Court.
- 2.40 p.m. DONCASTER — The Grange Estate.
Ashcroft Avenue, Millwood Court,
Beecroft Crescent and the Grange.
7 home sites.
- 2.55 p.m. ALTONA — Dohertys Road, abutting Kororoit Creek.
Large irregular block.
- 3.00 p.m. MOOROOLBARK — Hull Road.
12.5 ha (31 acres)
subdivisional residential land.
- 3.15 p.m. SCORESBY — Cnr. Stud Rd. and Ferntree Gully Rd.
2 light industrial sites,
8 and 10 ha (20 and 24.5 acres).
- 3.30 p.m. GEMBROOK — Currawong Drive.
10 Conservational bushland sites, 7-11 ha.
- 3.45 p.m. MAIDSTONE — 134 Mitchell Street.
Lock-up shop in local district shopping centre.
- 3.50 p.m. PORT MELBOURNE — 56 Station Street.
Small site adjacent to Graham Station.
- 4.00 p.m. LAVERTON — Aviation Road.
15 excellent home sites in new subdivision.
- 4.20 p.m. WERRIBEE — Kiely Avenue.
8 desirable building blocks.
- 4.30 p.m. WERRIBEE NORTH — Boundary Road,
corner of Davis Road.
8 — 4.04 ha (10 acre) Farmlets.
- 4.35 p.m. SUNSHINE — Lots 72/73 West Avenue.
2 future Industrial sites.

Telephone: 20 7821

Mulgrave

at 11.00 a.m.

LOTS 1-7 XAVIER DRIVE

Melway 80 G1

4 SUBSTANTIAL BRICK VENEER HOMES NEAR COMPLETION

3 HOMES TO FRAME STAGE

To be offered separately.

Planned with lounge, separate diningroom, master bedroom en suite, 3 other bedrooms, second fully-tiled bathroom, large kitchen opening to family area, ducted heating.

Plans and permits available for inspection.

Zoned: Residential.

TERMS: 10% deposit, balance 60 days.

Solicitors:

Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.

- 1. \$37000
- 2. 39000
- 3. 36250
- 4. 33500
- 5. \$17200
- 6. 17700
- 7. 16900



Mulgrave

at 11.20 a.m.

LOTS 28/29/30 XAVIER DRIVE

Melway 80 G1

3 EXCELLENT HOME SITES

To be offered separately.

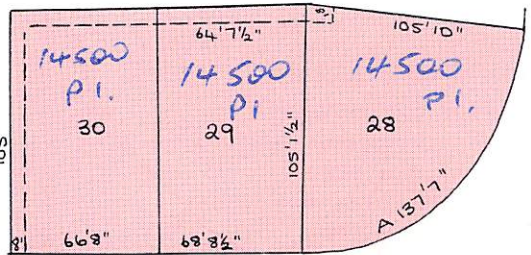
Made road, all services.

Zoned: Residential.

TERMS: 10% deposit, balance 60 days.

Solicitors:

Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.



Measurements in ft + inches

Ringwood

at 11.30 a.m.

LOTS 94, 99, 100, 102, 104, 105 HIGHLAND BOULEVARD

Melway 50 C2

6 EXCELLENT ELEVATED HOME SITES

To be offered separately.

Last remaining in this subdivision.

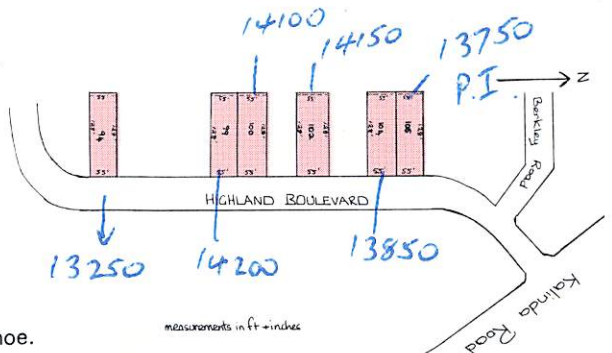
Made road, all services.

Zoned: Residential.

TERMS: 10% deposit, balance 60 days.

Solicitors:

Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.



measurements in ft + inches

Ringwood

HIGHLAND BOULEVARD

LOTS 86, 88 and 89
3 COMPLETED BRICK VENEER HOMES

LOTS 74, 75, 76, 77 and 79
5 NEAR-COMPLETED HOMES

To be offered separately.

Planned as lounge room, dining room, family room, breakfast room, 3 or 4 bedrooms, 2 bathrooms, large kitchen, ducted heating, from 17-24 squares approx. Double carport. Plans and permits available for inspection.

TERMS: 10% deposit, balance 60 days.

Solicitors:
Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.

86. \$42750
88. 47000
89 41500 RI
Res. \$42000
Paid \$7000.
at 11.45 a.m.

Melway 50 C2



Doncaster

LOT 14 STUDLEY AVENUE
overlooking Eastern Golf Course

LUXURY ARCHITECT DESIGN
2-STOREY BRICK FAMILY HOME
under construction.

Large open planned living areas on ground level. Upstairs: 5 bedrooms, 3 bathrooms, provision for ducted heating, approx. 50 squares. Circular driveway and double car portico.

Land: 18.0m x 48.8m (59' x 160').
C/T 8424, Folio 776.

TERMS: 10% deposit, balance 60 days.

Solicitors:
Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.

\$80,000

at 12.30 p.m.

Melway 33 B11



Doncaster

LOT 101 RATHMULLEN QUADRANT

EXCELLENT ELEVATED HOME SITE IN
FIRST-CLASS RESIDENTIAL AREA WITH
EXTENSIVE VIEWS AND SURROUNDED BY
QUALITY HOMES

Made road, all services.

Zoned: Residential.

C/T Volume 8631, Folio 856.

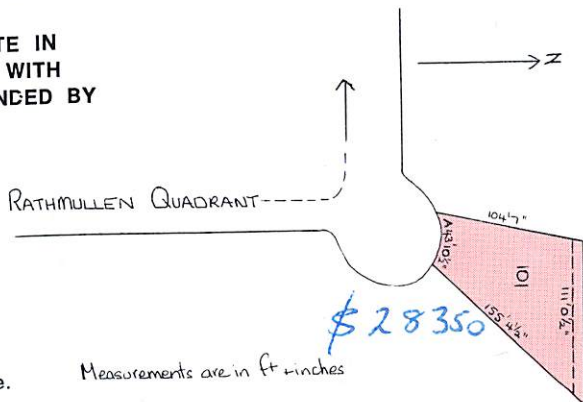
TERMS: 10% deposit, balance 60 days.

Solicitors:
Gary Goldstein and Co.,
164 Upper Heidelberg Road, Ivanhoe.
497 2000.

12/76 \$29000

at 12.40 p.m.

Melway 33 C12



Portarlington

at 2.30 p.m.

LOT 82 DENVER DRIVE

Cul-de-sac opposite reserve, views over sea.

ELEVATED HOME SITE

Zoned: Residential.

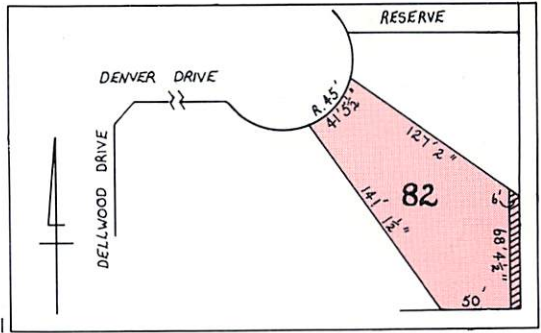
Made road, water and electricity.

LAND: 13.7m x 38.7m (42'/68' x 141') approx.

C/T Volume 8490, Folio 266.

TERMS: 10% deposit, balance 2 years, interest 12% per annum adjusted quarterly.

Repayments \$100 per month off principal



Geelong

at 2.35 p.m.

LOT 29 SALLY COURT, NEWCOMBE

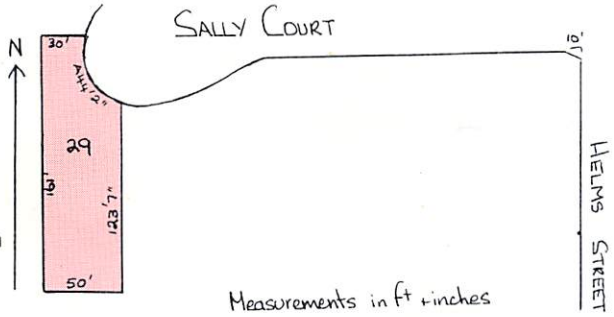
EXCELLENT HOME SITE AT END OF QUIET CUL-DE-SAC

Made road, water, electricity, and sewerage.

LAND: 44'2"/50' x 161'/123' approx. C/T Volume 8807, Folio 583.

TERMS: 10% deposit, balance 2 years, interest 12% per annum adjusted quarterly.

Repayments: \$100 per month off principal.



Doncaster

at 2.40 p.m.

LOTS 99, 100 and 101 ASHCROFT AVENUE

LOTS 139, 140 MILLWOOD COURT

LOT 147 BEECROFT CRESCENT

and LOT 226 THE GRANGE

7 EXCELLENT HOME SITES

To be offered separately.

Zoned: Residential.

Elevated location with sewer, underground electricity, water, and made roads.

TERMS: 10% deposit, balance cash 60 days.



Altona

at 2.55 p.m.

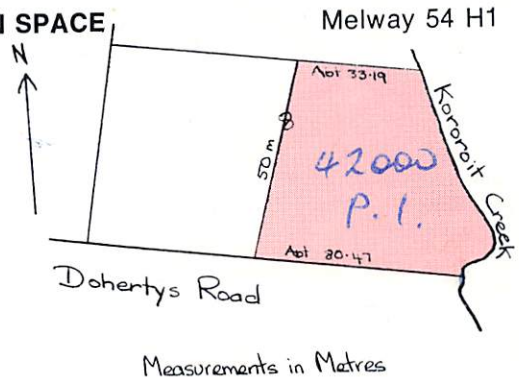
DOHERTYS ROAD — PUBLIC OPEN SPACE

Situated on north side of Doherty Rd. (unmade), abutting Kororoit Creek, opposite Toyota.

LAND: 80 metres frontage x 50 metres depth (approx.), 262' frontage x 165' depth (approx.).

M.M.B.W. Zoning: Proposed Public Open Space. C/T Volume 1556, Folio 149.

TERMS: 10% deposit, balance cash 60 days.



Mooroolbark

at 3.00 p.m.

HULL ROAD

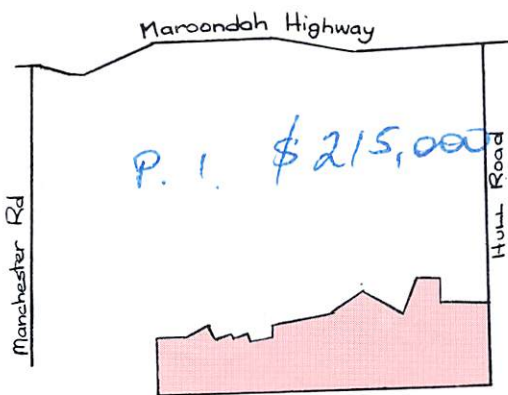
Melway 38 A7

12.5 HA (31 Acres) SUBDIVISIONAL RESIDENTIAL LAND

with sealed Plan for 80 Home Sites and provision for Primary School Site.

CONSULTANT'S DEVELOPMENT REPORT AVAILABLE.

TERMS: 10% deposit, balance cash 90 days.



Scoresby

at 3.15 p.m.

CORNER STUD AND FERNTREE GULLY ROADS

Melway 72 J7

2 SUPERB ^{Gen.} LIGHT INDUSTRIAL SITES ON PROMINENT CORNER POSITION

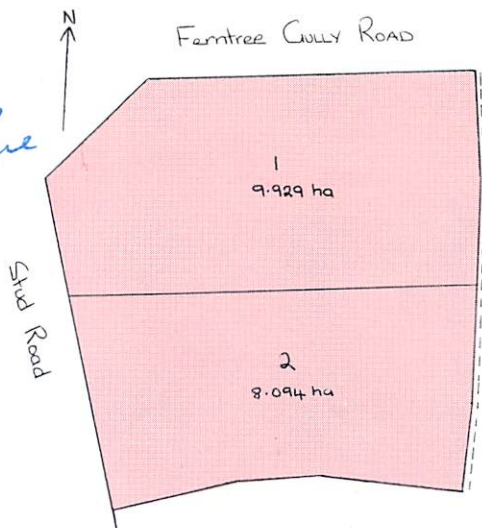
To be offered separately.

All services available. P. 1. \$34250 per acre

LOT No. 1:
9.9 hectares (24.5 acres approx.).

LOT No. 2:
8.09 hectares (20 acres approx.).

TERMS: 10% deposit, balance cash 90 days.



Gembrook

at 3.30 p.m.

CURRAWONG DRIVE

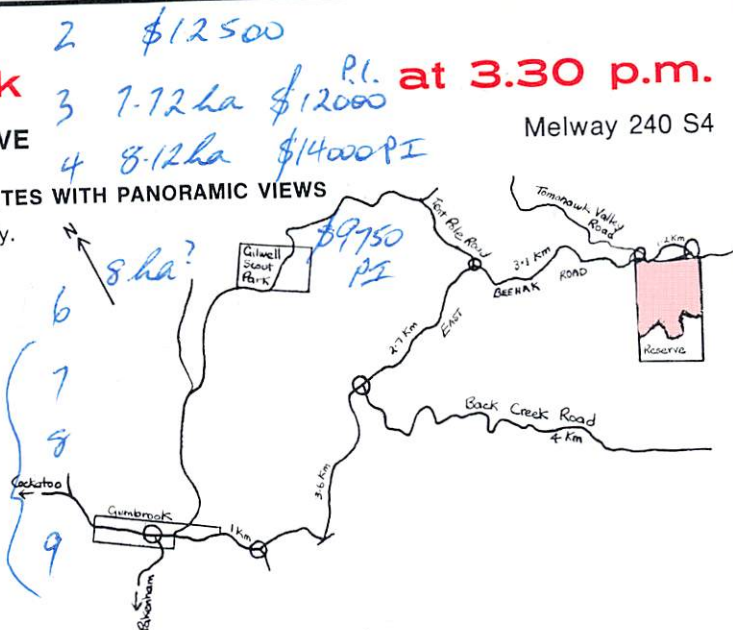
Melway 240 S4

7 HIGH BUSH LAND SITES WITH PANORAMIC VIEWS

To be offered separately.

7 to 11 HECTARES (18 to 27 acres)

Less than 12 km from Gembrook, stringent conservation regulations ensure retention of natural setting, secluded hideaway, abuts 44 hectare reserve (100 acres).



TERMS: 20% deposit. Instalments 1% of balance per month, inc. interest 9% p.a., monthly rests. Residue 3 years. Discount 7½% for cash 60 days.

Telephone: 20 7821

Maidstone

at 3.45 p.m.

134 MITCHELL STREET

Melway 27 G11

LOCK-UP SHOP IN LOCAL DISTRICT SHOPPING CENTRE

Shop 5.2m x 9.1m (17' x 30') approx.

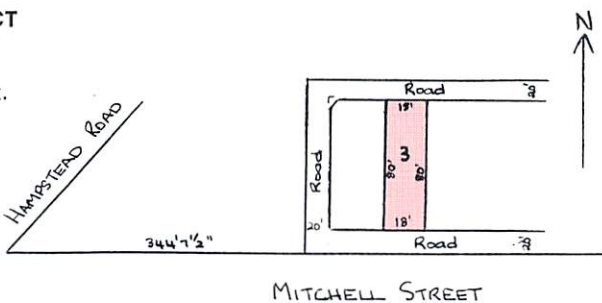
Vacant possession.

Zoned: Local Business.

LAND: 5.5m x 24.4m (18' x 80') to rear 6.1m (20') road approx.

C/T Part Volume 8227, Folio 574.

TERMS: 10% deposit,
balance cash 90 days.



measurements in ft + inches

Port Melbourne

at 3.50 p.m.

56 STATION STREET

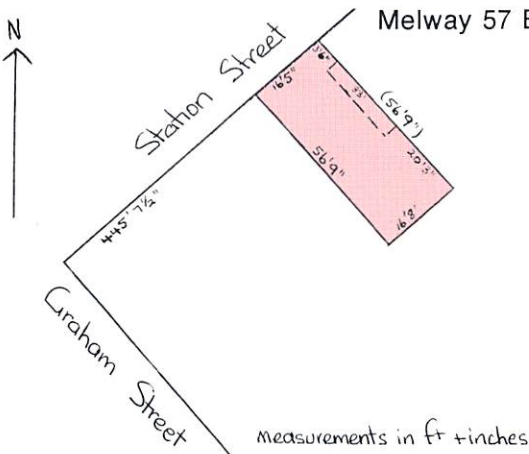
Melway 57 B2

SMALL SITE ADJACENT GRAHAM STATION, CLOSE TO BEACH

Zoned: Residential "B".

LAND: 16'5" x 56'9" (5m x 17.3m).

TERMS: 10% deposit,
balance cash 90 days.



measurements in ft + inches

Laverton

at 4.00 p.m.

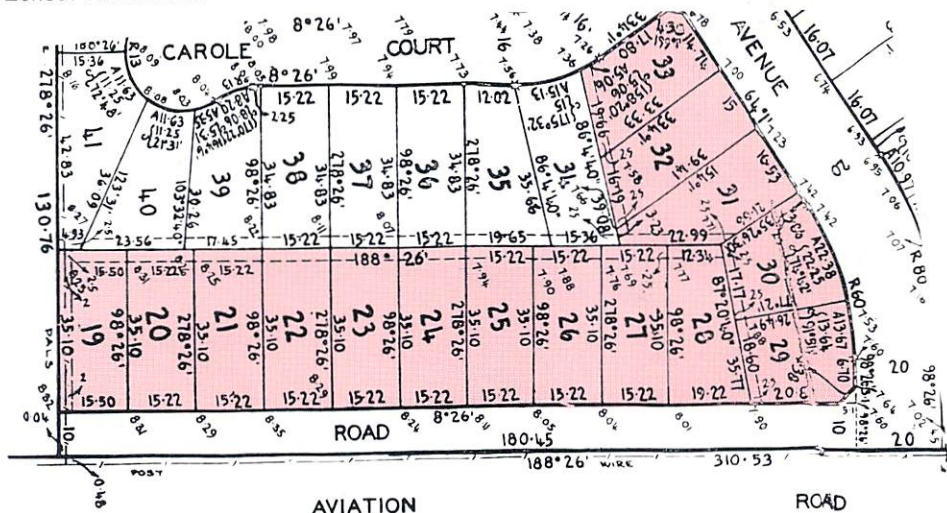
AVIATION ROAD, CORNER OF SHANE AVENUE
LOTS 19-33

Melway 208 B1

15 EXCELLENT HOME SITES. To be offered separately.

In this new subdivision with made road and all services.

Zoned: Residential.



LIBERAL TERMS: \$1000 deposit, \$120.00 per month principal and interest 11% p.a.
(first year interest free). Residue 3 years.
\$750.00 discount cash 60 days.

Werribee

at 4.20 p.m.

KIELY AVENUE

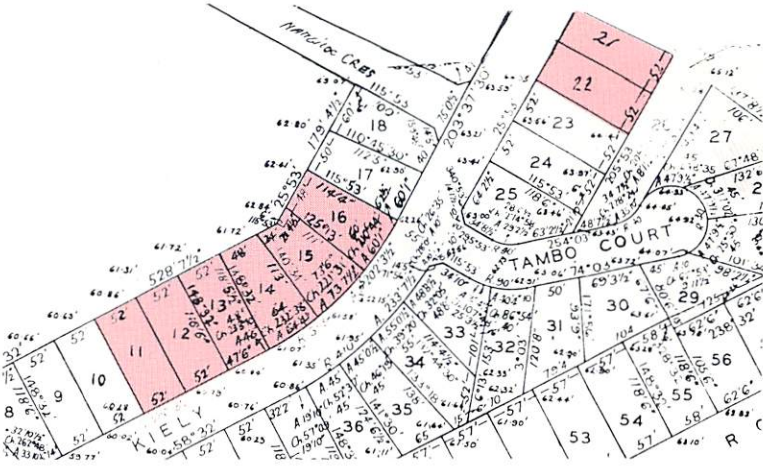
Melway 205 B1

8 EXCELLENT BUILDING BLOCKS

To be offered separately.

Made road, all services, underground power.

Zoned: Residential.



TERMS: 10% deposit, balance cash 60 days.

Werribee North

at 4.30 p.m.

BOUNDARY ROAD, CORNER OF DAVIS ROAD

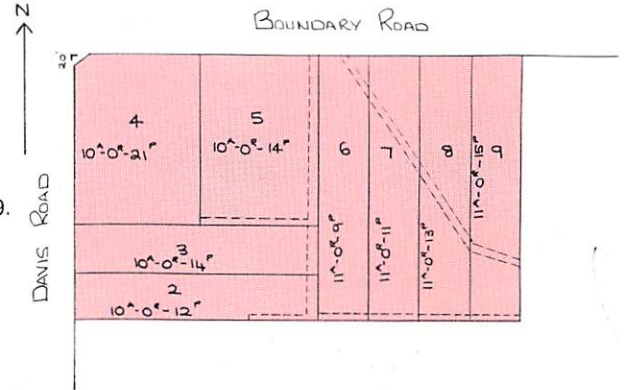
8 — 10-ACRE FARMLOTS

To be offered separately.

12km from Werribee Station, electricity available.

Zoned: General Farming.

C/T Volume 8954, Folios 142-149.



TERMS: 10% deposit, balance cash 90 days.

Sunshine

at 4.35 p.m.

LOTS 72/73 WEST AVENUE

Melway 26 J4

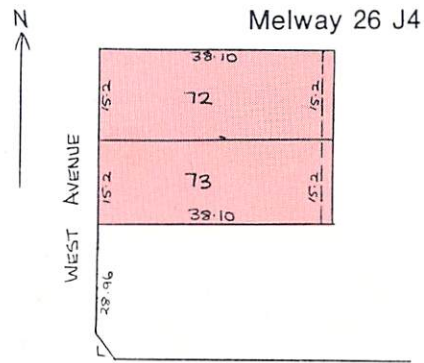
2 FUTURE RESERVED GENERAL INDUSTRIAL SITES

Excellent potential, suit Investor.

Each lot 15.2m x 38.1m.

Zoned: Reserved General Industrial by City of Sunshine.

C/T Volume 9239, Folio 248.



TERMS: 10% deposit, balance 60 days.

Measurements are in Metres