



Frank Facey

FIRST NATIONAL REAL ESTATE

Shop 19
Waverley Gardens Shopping Centre
Mulgrave
Phone: 9548 1200

254 Lonsdale Street
Dandenong
Phone: 9792 0265

Shop 62
Endeavour Hills Shopping Centre
Endeavour Hills
Phone: 9700 3000

Cnr Webb St & Princes Hwy
Narre Warren
Phone: 9704 7733

57 High Street
Berwick
Phone: 9707 5888



Auction Sale
Friday, February 20th
at 1 P.M. at the residence
45 Stud Rd.
DANDENONG
Vacant Possession
Modern Weatherboard
Villa

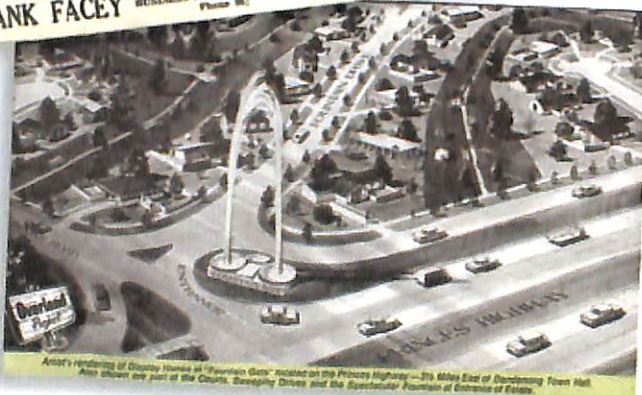
Real Estate Sites
SATURDAY,
OCTOBER 9th, 1920

63 Exceptionally

ESTATE DANDENONG

No Deposit
£1 Monthly

FRANK FACEY
ACCOUNTER, ESTATE AND
BUSINESS AGENT, DANDENONG.
Phone 96.



A BIT OF LOCAL HISTORY

In 1917, Frank Facey opened a real estate office opposite the Town Hall on the corner of Princes Highway and Walker Street. Dandenong was just becoming a developing area, as mostly farmland, ready for sub-division. The original Frank Facey office was involved in a lot of these sub-divisions. An interesting fact we have found out is that when they were having a major subdivision auction in the area, they would have free electric train tickets to encourage people to come out from Melbourne.

We have found out some interesting facts as follows:

- ◆ In the early 1920's land sold for 10 pound deposit with 40 shillings per month over 10 years.
- ◆ In the 1930's a nice house in Dandenong Central rented at 1 pound per week with the average wage being between 3-4 pound per week.
- ◆ The majority of sub-divisions in the 30's, 40's & 50's were predominantly in the Dandenong, Dandenong North and Noble Park areas.
- ◆ In the 1960's Keysborough became a big new sub-division with house and land packages for 4000 pounds being available.
- ◆ The 1970's saw the beginning of the Endeavour Hills and Fountain Gate suburbs being sub-divided.

It was then in the early 1980's that the Frank Facey network expanded to Narre Warren and was and still is heavily involved in land sub-division in this area.

NOW A MODERN DAY SUCCESS STORY

From its early days in 1917, Frank Facey First National has gone from strength to strength with offices in Mulgrave, Dandenong, Endeavour Hills, Narre Warren and Berwick and is regarded as the leading real estate network in this area employing over 70 local people. We have a very strong commitment to customer service with our company commitment being to give the highest possible standard of service.

Note: During recent renovations at the Dandenong office a lot of old plans and ledgers were found dating back to the 1920's and 30's and they certainly make interesting reading as far as the history of Dandenong. If you would like to call in and have a look, you are most welcome.

Investing for security

Australians are increasingly turning to property investment to secure their future.

Less volatile than many financial investments, trends indicate that property has generally enjoyed steady growth offering investors income, capital growth and, in some circumstances, tax savings.

As most investors already own a property, the venture into property investment is easier to understand and the equity in a current home can often be used to assist in the purchase of the investment property.

The main consideration is choice of property.

Successful investment properties increase in both rental and resale values because they are in demand from tenants so it is important to look at potential properties through the eyes of a tenant. Probably not too different from selecting a property for yourself and your family.

Location is the most important word in real estate. Is the property desirable and convenient? Does it have easy access to schools, transport, shops, and places of work and recreation?

Is the building in good condition and will it require minimum maintenance?

We will be happy to assist you with the selection of your purchase and usually have many properties available for you to choose from.

The other important consideration is property management. Who will choose tenants, collect rents and manage the maintenance?

While many investors will choose to manage the property themselves, we are finding an increasing trend (particularly with the introduction of GST) to let experts such as our Property Management Team look after the property. It not only takes the responsibility off your shoulders making management of your investment easier for you, in most cases our expertise can make your investment more profitable. After all, we know the rental potential of the area, we have the resources available to cost effectively maintain the property and we usually have tenants waiting. This means that your investment need not lay idle while you advertise for new tenants.

The First National Advisory Service has produced a helpful guide to residential property investment and management. To order your free copy, simply call into or phone our office.

Property investment, it's easier than you think.



Information in this publication should not be construed as specific advice. This should be obtained through formal consultation with a First National agent or qualified consultant.

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EMERGENCY PHONE NUMBERS

POLICE
AMBULANCE
FIRE

000

Dandenong Police	9767 7444
Narre Warren Police	9705 3111
Casey Council	9705 5200
Dandenong Council	9239 5100
Monash Council	9518 3555
Water	131 851
Electricity	133 000
Gas	132 692
Poison	131 126
Gas Leaks	132 771

FREQUENTLY CALLED NUMBERS

Doctor
Dentist
Mum's Work
Dad's Work

STEP-BY-STEP STIR-FRYING

Stir-frying is an ideal technique to use for sealing in delicious flavours as well as nutrients.

- Stir-frying is a quick low-fat cooking method because it uses very little oil.
- Because foods retain their natural flavours, little salt is needed.



1 Before heating the wok, cut vegetables into fairly small, uniform pieces and cut meat into thin strips. This will ensure fast and even cooking.



2 Heat wok on a high heat. Test temperature by sprinkling a little water into wok. It should sizzle and evaporate immediately.



3 Add oil to wok and heat on high heat. Test by adding a piece of vegetable. If it sizzles, the oil is hot enough to start stir-frying.



4 Add longest-cooking ingredients, such as onions and meat, first so food is tender-crisp at the same time. Stir constantly on high.



5 When the vegetables are almost done, add the sauce mixture and stir until well heated through. Serve immediately.