

# .. GRAND SUB-DIVISIONAL AUCTION ..

**SATURDAY, OCTOBER 20, 1923,** At 3 o'clock, on the Ground  
In a Large Seated Marquee.

Right at the Tramway Board's PROPOSED TRAM TERMINUS,  
Corner of Doncaster and Bulleen Roads, Camberwell.

## CAMBERWELL PANORAMA ESTATE

This Sale has been Postponed until SATURDAY  
NEXT, the 20th, and SATURDAY WEEK, the  
27th OCTOBER, WET or FINE, when 216  
Lots will be Sold. As many as time and cir-  
cumstances permit will be sold on the 20th,  
and the Balance on the 27th.



**MARVELLOUS TERMS**  
**£5 DEPOSIT 20/-MONTHLY**  
INTEREST 6%

### 216 Panoramic Home Sites

Unrivalled for Glorious Views  
North, South, East and West,  
including:— Mount Macedon,  
the Dandenongs, Heidelberg,  
Boulevard, &c.



### 216 Panoramic Home Sites

It is truly an ideal site for a  
Beautiful Home, and for the  
development of the family life,  
health, and education in their  
—fullest and happiest sense—

**CRANNY, SAMBELL & CO., Auctioneer, SUB-DIVISIONAL SALESMEN ...**

325 COLLINS ST., MELBOURNE; and at CAUFIELD. Telephones—Central 5077 (2 lines) and U1092

LOCAL AGENTS: FLETCHER & PARKER, High Street, Kew. Telephone: Hawthorn 2620.

# Grand Sub-divisional Auction.

## Saturday, 20th October, 1923

AT 3 O'CLOCK, ON THE GROUND,  
IN A LARGE SEATED MARQUEE.

**WET OR FINE.**

IT IS INDISPUTABLE that greater Melbourne must and will surely increase and rapidly develop. CAMBERWELL is its best and most progressive suburb. CAMBERWELL PANORAMA ESTATE is the GEM OF CAMBERWELL. No less than 802 new buildings were erected in Camberwell during the last twelve months, and it is anticipated that the number will be much greater in the coming year. The population of Camberwell is already 23,905 persons.

820 houses, each occupying land with a frontage of 50 feet, means about 8 miles of street frontage. It is very easy to see that at this rate of building, over a few years, there will be very few vacant lots available. It is an established fact that all our suburbs have rapidly expanded, particularly the eastern suburbs. In the very near future the expansion must be simply wonderful.

### A SPLENDID BUILDING PROPOSITION.

THE VENDOR is so confident of the immediate future of this land and district that he is prepared to finance a purchaser on a most liberal basis in order to assist the building of a home on a lot purchased.

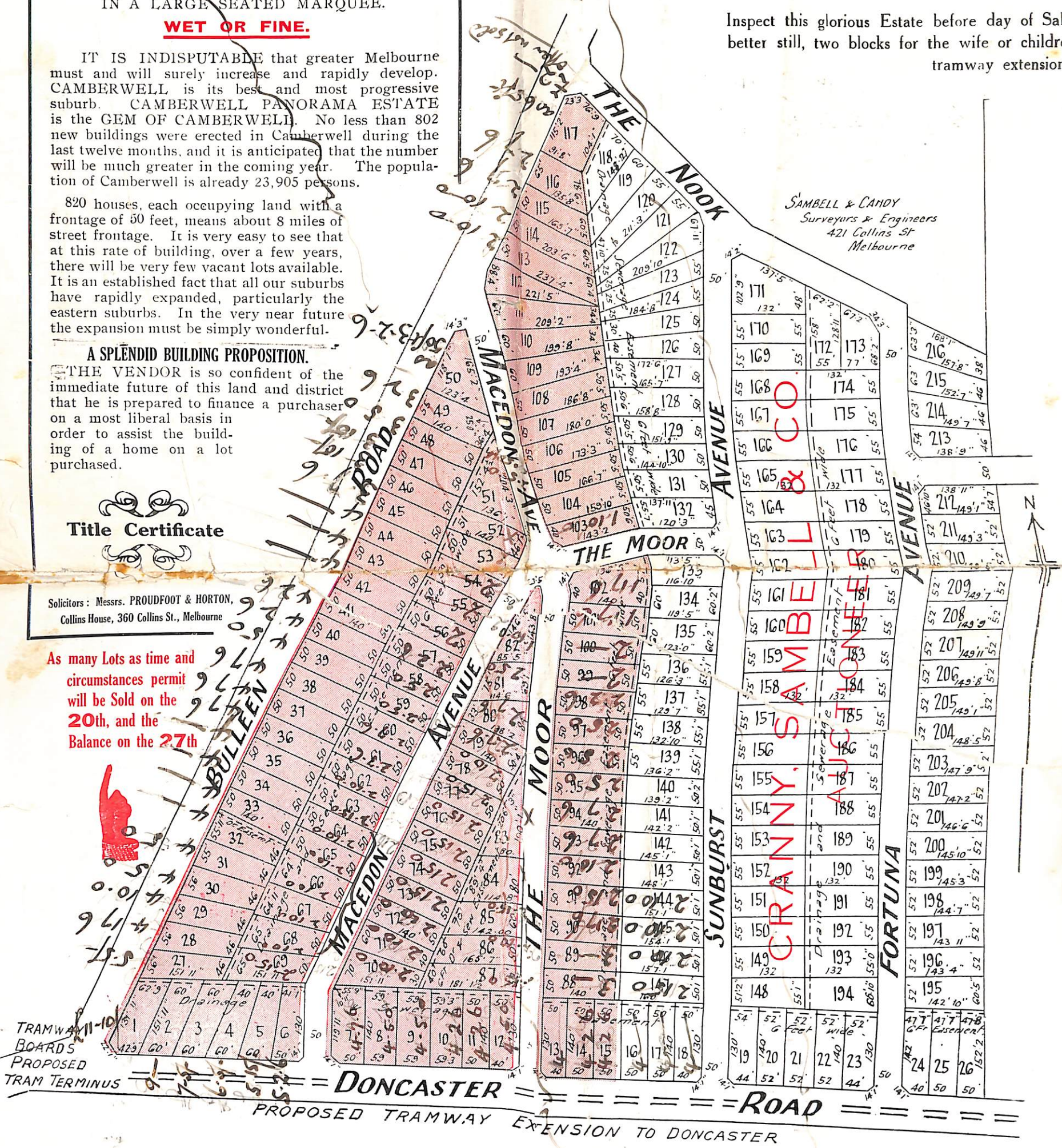
**Title Certificate**

Solicitors: Messrs. PROUDFOOT & HORTON,  
Collins House, 360 Collins St., Melbourne

As many Lots as time and circumstances permit will be Sold on the 20th, and the Balance on the 27th

# CAMBERWELL

Inspect this glorious Estate before day of Sale.  
better still, two blocks for the wife or children.  
tramway extensions



SAMBELL & CANDY  
Surveyors & Engineers  
421 Collins St  
Melbourne

**SHOP SITES:** With increased facilities it is certain that a new Suburb will be created in this district, which will mean that a new Shopping Centre is undoubtedly the key to the future Shopping Centre, and is situated at the proposed Tram Terminus

## CRANNY, SAMBELL & CO., Auctioneer and S

325 COLLINS STREET, MELBOURNE; AND AT CAULFIELD. TELEPHONES—CENTRAL

LOCAL AGENTS - - - FLETCHER & PARKER, High Street, KEW - - -

# VELL PANORAMA ESTATE.

Select a second choice allotment in case you do not get the first. Buy one, or Think how nice it will be when the land doubles in value when the proposed are completed and the trains are running to Doncaster.

## 216 PANORAMIC HOME SITES 216

### MARVELLOUS TERMS :

**5 Deposit, 20/- Monthly, Balance 5 Years, Interest 6 per cent.**

**Equals 8d. per day**, which must appeal to the reader to provide for the future.

**This is a Sure Winning Sound Investment**—What a small outlay for you to provide for your children with a Block of Land on this Glorious Panorama.



A Villa opposite "PANORAMA ESTATE."

### A FEW FACTS...

Which will appeal to every intelligent man and woman, especially to the thrifty and industrious, and to those with an ambition in life. It means money and success to you to know and appreciate facts. The thrifty who wisely invest their savings are the ones who live in comfort. Land is the only asset which infallibly increases in value with the passing of time—the best and most profitable investment.

EVERY MAN'S FIRST DUTY is to provide his family with a home of their own—a guilt-edged asset for a rainy day. Those who pay rent often have the house sold over their heads, the landlord reaping a handsome profit, and for the tenant another move with possible higher rent. **MORAL: Buy a home site for yourself. OWN YOUR OWN HOME.**

CAMBERWELL PANORAMA ESTATE will enable you to take the first step towards a permanent home of your own at less cost than paying rent, and a sound investment with a sure and substantial profit to yourself, should you wish to sell.

THE ROAD TO SUCCESS is open to all. The prizes go to the thrifty and far-seeing, the blanks to the heedless.

a strong demand for SHOP SITES. This Estate being to command high prices in the near future. **BUY NOW !!**

## Sub-divisional Salesmen

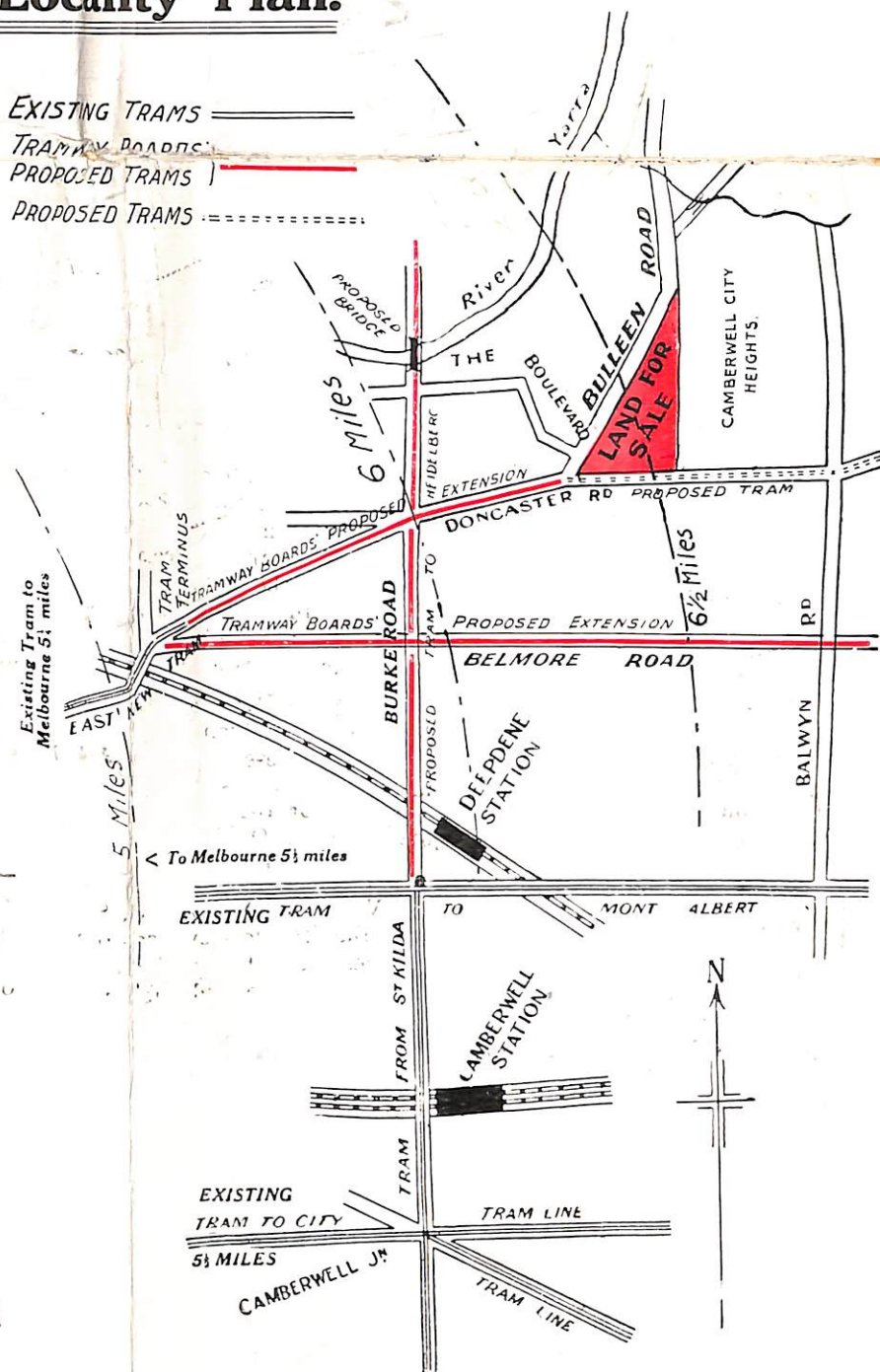
5077 (2 LINES) AND U1092.

Telephone: Hawthorn 2620.

### Camberwell Panorama Estate Attractions.

CAMBERWELL CITY is so progressive, and the Panorama Estate so good, that this investment cannot prove other than a secure and profitable one. The Estate is situated in the City of Camberwell, municipal district, and almost in the City of Kew. It is within the  $6\frac{1}{2}$  miles radius of the G.P.O. The Estate consists of high and gently sloping building sites. The district commands views which cannot be surpassed in any part of the Metropolis. The Estate overlooks the lovely bends of the River Yarra at Heidelberg and Kew, and has a glorious panoramic view of the You-Yangs, the mountain ranges of Macedon, Warburton, Healesville, Ferntree Gully and Dandenong, with Melbourne City itself almost lying at its feet—a truly lovely outlook. There is nothing to equal this property round Melbourne. Generally, the outlay and situation of the Estate cannot, in the opinion of experts, be equalled. It is truly an ideal site for a beautiful home and for the development of the family life, health and education in their fullest and happiest sense.

### Locality Plan.



# ..Camberwell Panorama Estate..

GRAND SUB-DIVISIONAL AUCTION

**SATURDAY, OCTOBER 20, 1923.**



Clump of Lovely Pines on the Estate

Showing East Kew from the Estate

IT IS ESTIMATED that Melbourne is at present from 10,000 to



NO IMAGINATION is needed to appreciate how the metropolis must

Showing Shops at East Kew Tram Terminus

## HOW TO GET TO THE CAMBERWELL PANORAMA ESTATE :

Take the East Kew Tram to the Terminus, or the Burke Road Tram to its Terminus, or Cotham Road Tram to Burke Road, or Train to Deepdene Station. **FREE MOTORS AND CHARABANCS** will run from each of these points from 1.45 to 3 on day of Sale— **SATURDAY, OCT. 13**—and will also take the people back to the Trams after Sale is over.

**Please Pass this Plan on to friend. Discount allowed for Cash. Commonwealth Bonds accepted at Market Value.**

Purchasers may Sell their Blocks immediately they pay Deposit and Sign Contract.

**Remember the Easy Terms :** £5 Deposit. 20/- Monthly. Balance 5 years. Interest 6 per cent.

TITLE CERTIFICATE. Option to pay off any time, with Interest to date.

The **CAMBERWELL PANORAMA ESTATE** is within walking distance of the Deepdene Station, the Burke Road and Cotham Road Electric Tram Terminus, and the East Kew Electric Tram Terminus, besides having the great advantage of being right at the Terminus of the Tramway Board's proposed extension of the East Kew Electric Tram, and only about 5 minutes' walk from the Board's proposed extension of the Burke Road Tram across the River to Heidelberg.

# 216 Panoramic Home Sites 216

An active movement is now on foot for the construction of a **Railway to Doncaster**, which, if carried out, is almost certain to run through or very near to the **Camberwell Panorama Estate**. Little intelligence is required to realise that this would double and treble the value of land in this magnificent Estate.

**GET IN AT FIRST COST AND REAP BIGGEST PROFIT. NO INVESTMENT IS AS GOOD AS GOOD REAL ESTATE.**

**CRANNY, SAMBELL & CO., AUCTIONEER and... Sub-divisional Salesmen**

325 COLLINS ST., MELBOURNE; and at CAULFIELD. Telephone—Central 5077 (2 lines) and U1092.

LOCAL AGENTS: **FLETCHER & PARKER, High St., Kew. Telephone: Hawthorn 2620**

Wm. McEWAN, Printer, 1 Rankin's Lane, Melbourne.

2020-38-21