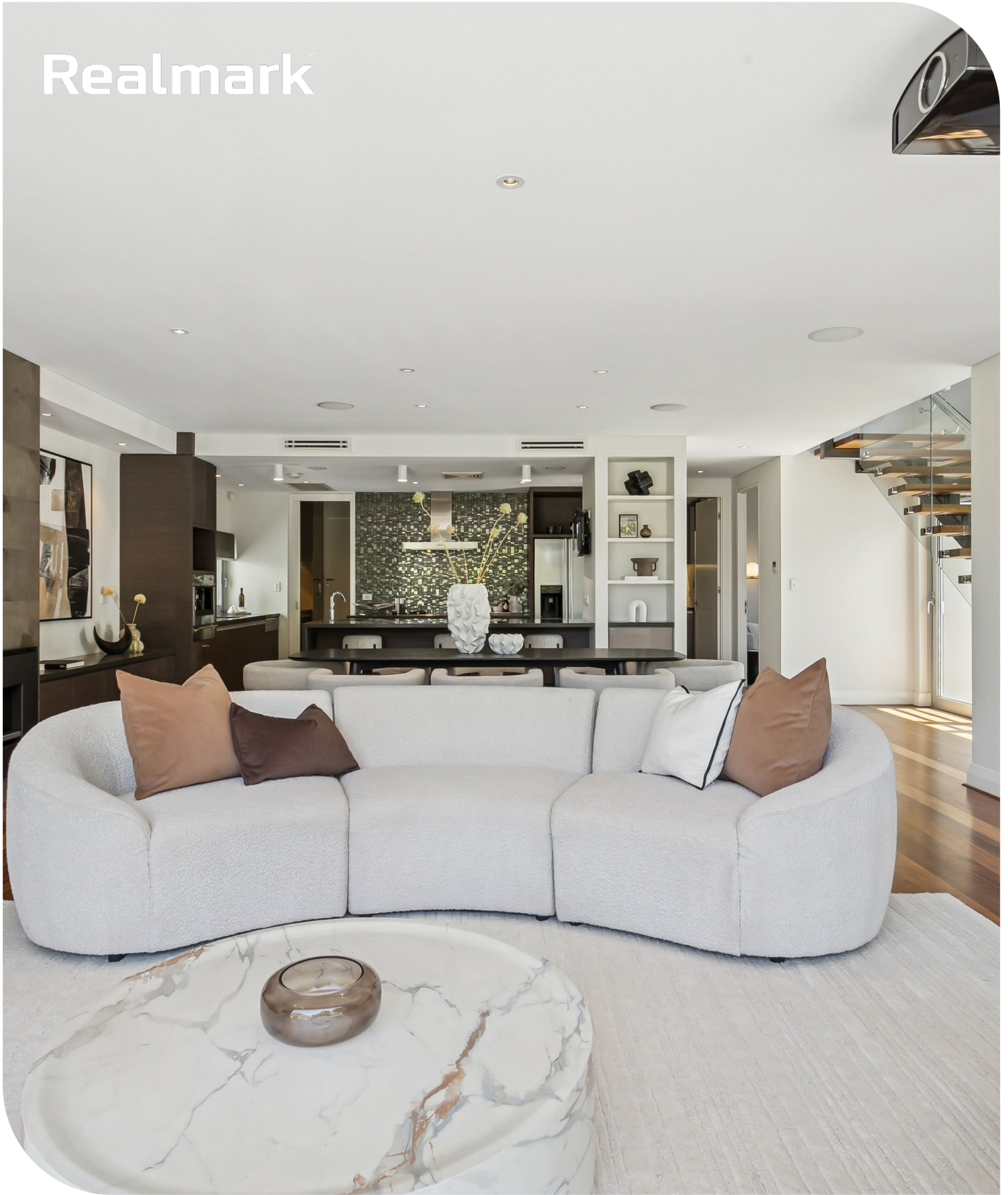



Realmark[®]




Auction Buyers Guide

23a Westborough St,
Scarborough

Ian Masterson

 0402 311 370

 imasterson@realmark.com.au

 08 9246 0050

 northcoastal.realmark.com.au

   Follow us.

23a Westborough Street, Scarborough

Auction | Saturday 14th March 2025 @ 11:00am

Property & Suburb Information



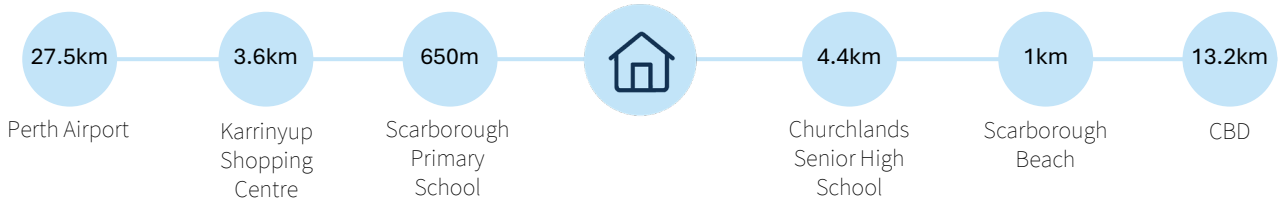
Year Built:	2013
Title:	Strata Title
Council:	City of Stirling
Local School Intake Areas:	Churchlands Senior High School Scarborough Primary School

We recommend contacting schools directly regarding zoning and admissions.

Basic Terms of Auction:

Auction Date:	Saturday 14 March @ 11:00am
Deposit Terms:	\$75,000 (at the fall of the hammer)
Settlement Terms:	30-45 days from Auction contract

23a Westborough Street
Scarborough



Council Rates: ~\$2,950 /yr

Water Rates: ~\$1,979 /yr

23a Westborough Street, Scarborough

Attached:

Recent Sales

Rental Assessment

Additional Features

Strata Disclosure & Certificate of Title Floor Plan

Building & Timber Pest Report - Completed and available on request

Auction Process







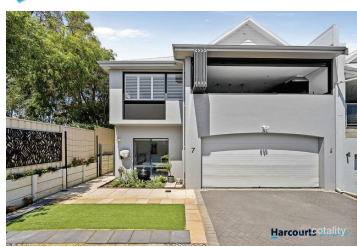



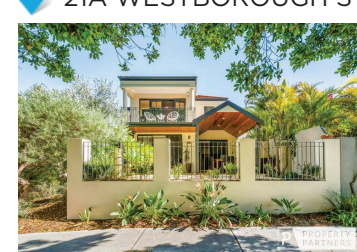
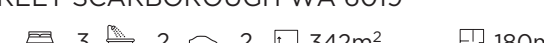
REIWA Auction code of conduct

Bidders Registration

Additional features of 23A Westborough Street Scarborough

1. Air-conditioning – two separate systems: one for the ground floor, and another for the first floor. Note that not all rooms have an outlet (i.e., laundry room, bathroom, powder room, and ensuite). Serviced in December 2024.
2. BBQ (gas) – Built into cabinet work at Alfresco Area.
3. CCTV – 8 Camera's with DVR, and fully remote viewing by App, and output to Display in the Kitchen.
4. Doors (some; front, living room, 3-off sliding) and Windows - European Double-glazed Doors and Windows through-out. Some of the smaller windows can be set as either upside-down awning or hinged.
5. External Blinds – raised and lowered by remote with wind sensors for auto-lift in high wind. Blinds to Living, Master Bedroom (East-facing only), Ensuite (East-facing only), Bedroom 2 (West-facing only), Activity Room (West-facing only), and Bathroom (West-facing only).
6. Refrigerator – remains with the property.
7. Front Door – opens in two sections to provide 1800 mm nominal access into the home.
8. Heated towel rail (with timer) in Ensuite.
9. Heater (gas) – to Living and Dining.
10. Home Theatre – Rear Wall (built-in), and Ceiling (built-in) Bowers and Wilkins Speakers, JVC projector, and Screen (retractable). All cabling left in the wall.
11. Living Room Door – door can be retracted fully to open onto the Alfresco Area.
12. Reticulation – two zones: one to verge, second to front planters, driveway garden bed, and rear garden bed. Reticulation outlet at Balcony (above garage)
13. Security System – remote control by App. 3 panels – one at entry, one in Garage, and another in Master Bedroom.
14. Smeg Appliances – induction hot-plates, gas hob, electric oven, microwave, coffee-machine, dishwasher, and plate warmer -all integrated. Range-hood also.
15. SONO's – ceiling mounted speakers in Living, and Master Bedroom (inc. Ensuite), plus wall mounted speakers in Garage (Note: old generation controllers which may not be supported by SONO's).
16. Under-floor Heating to Ensuite and Bathroom. These can be set on a timer.
17. Washing Machine – remains with the property.
18. Master Bedroom Wardrobe – internal lighting to hanger.
19. Insect Screens - retractable screens to Kitchen window (2-of), Laundry window, Study (1-of) window, Dining Sliding Door, Bedrooms 1 and 2 windows, and Master-bedroom windows (2-of).

Background sales information

1	173 ST BRIGIDS TERRACE SCARBOROUGH WA 6019	Sold \$2,200,000
	4 2 2 433m ² 254m ² Year Built 2012 DOM 12 Sold Date 06-Nov-25 Distance 1.13km	
		
2	18 ANDREW STREET SCARBOROUGH WA 6019	Sold \$1,865,000
	3 2 2 339m ² 338m ² Year Built 2014 DOM 55 Sold Date 27-Nov-25 Distance 0.57km	
		
3	4 MAY STREET SCARBOROUGH WA 6019	Sold \$1,805,000
	3 3 2 229m ² 172m ² Year Built 2000 DOM 26 Sold Date 22-Nov-25 Distance 0.67km	
		
4	7/22 PEARL PARADE SCARBOROUGH WA 6019	Sold \$1,707,000
	4 2 2 259m ² 2m ² Year Built 2011 DOM 9 Sold Date 19-Dec-25 Distance 1.08km	
		
5	181B ABBETT STREET SCARBOROUGH WA 6019	Sold \$1,700,000
	3 2 2 404m ² 174m ² Year Built 2025 DOM 76 Sold Date 27-Sep-25 Distance 0.52km	
		
6	21A WESTBOROUGH STREET SCARBOROUGH WA 6019	Sold \$1,700,000
	 3 2 2 342m ² 180m ² Year Built 2000 DOM 6 Sold Date 04-Jun-25 Distance 0.02km	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

13th Feb 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 23A Westborough St, Doubleview WA.

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **\$1300 - \$1400** per week.

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



“ Your guide to buying at auction. ”





Real estate auctions have become one of the most popular methods of buying and selling property and are recognised as the best method of establishing true market value whilst having transparency in the sale process.

An Auction is a process that allows interested parties to make competitive bids, establishing the current market value of the property, at the time, in an open, transparent and public forum.

Buying at an Auction gives you the option of increasing your offer while being aware of your competition, as opposed to alternative sales methods where you are competing against unknown offers negotiated behind closed doors.

Realmark is committed to making the auction process as convenient, professional and transparent as possible. To assist you, we have created this brochure which contains the most commonly asked questions about auctions to help you with your own needs.

Tips for buying at auction

There are four important things you need to do to be prepared for buying at a property Auction:

1. Have a very clear idea of what you deem the property to be worth and what you are prepared to pay on the day.
2. Know how much you can borrow before the day. Speak to your finance broker or bank so you know your “line in the sand” from a maximum price point of view.
3. Have a clear understanding of how the bidding process works.
4. Have a strategy with which you are comfortable to bid on the day.

I've found a property that is for sale via auction that I'm interested in buying. What should I do next?

- Complete the Bidding Registration Form prior to bidding at auction. A bidding paddle number will be allocated to your registration.
- Inform the Sales Associate of your interest, leave your contact details and request to be kept informed in the event that prior offers are to be considered.
- Familiarise yourself with the local area, services, facilities and homes of comparable size, structure, features and presentation to gain an idea of the possible value of the property.
- Ensure your finance is approved prior to bidding and that you have organised ready access to a deposit (confirm amount with the selling Sales Associate), which is due on the day of the Auction.
- If you have any doubts about the structural condition or any other aspects of the property, organise a building inspection prior to bidding.
- Check the contract, title and conditions of sale which will be on display at the open inspections, at the Sales Associates office or available on site of the Auction before commencement.
- If you require any variations of the Auction contract standard terms and conditions in the Offer and Acceptance contract, this must be negotiated prior to the Auction with the Sales Associate and ensure approval is evidenced in writing.

Can I preview the property prior to auction?

Yes, generally Auction properties hold several preview sessions in the weeks prior to the Auction, and one on the Auction Day itself.

How do I know if my budget is within the buying range?

Ask your Realmark Sales Associate for recent sales evidence of comparable properties in the area. Inform them of your circumstances and budget and they will then in turn make a recommendation on whether it is worth you attending or not. As the final decision is ultimately left up to the Seller on what price they are prepared to accept, often the Sales Associate will encourage all interested parties to attend.

What to expect on auction day...

Before the Auction begins, the Auctioneer will arrange one last open house inspection. Your Sales Associate will also be required to display legal documentation, which the Auctioneer will detail in an announcement.

You need to bid in order to buy. The Auctioneer will call for an opening bid. To bid, simply attract the attention of the Auctioneer. Using a bidding paddle is the preferred method, so that all bids can be seen and recorded. The Auctioneer will encourage and assist you in bidding and usually nominates the incremental amount to be advanced.

How do I bid?

- We strongly advise you to do your own research prior to participating in any Auction and set your own budget limitations.
- Have your bidding registration completed prior to the auction.
- Make sure that the Auctioneer can see you clearly when the bidding commences. You can raise your hand, nod your head or raise a paddle (Registered paddles are the preferred option).
- The Auctioneer will set the bidding increments depending on the price range of the property. Bid in these increments if you can, but don't be afraid to nominate a higher or lower increment, being mindful that the Auctioneer has the right to 'accept or reject' bids which are in the best interest of the Seller.
- Bid strongly and with confidence as this shows others that you are serious about buying. If you leave your bidding until the last minute, you may miss out.
- Start bidding when the figure is in your price range and you will notice that some people are quick to lead, where others will hold back. There is no rule of thumb and only what bidding strategy you are most comfortable with will apply on the day.
- Many times, there will be a Bid Assistant/Sales Associate circulating among the bidders who can also convey your bid to the Auctioneer on your behalf. If you want to take yourself out of the bidding, just shake your head no when the Auctioneer looks at you, or answer 'no'. If you are ever unsure whether your bid is the highest bid at any given time, feel free to ask the Bid Assistant/Sales Associate or the Auctioneer.
- When the bidding slows or stops at a figure acceptable to the Seller, as a precaution to assist all bidders and others interested in purchasing the property, the Auctioneer will give the first call, then a second call and then a third and final call and will then bring down the hammer and the property is sold!

If I am unable to attend the live auction, can I still bid? Do I need to pre-register?

Yes. Advise the Sales Associate if you require a third party to bid on your behalf, and the agent will sign off the relevant Realmark form.

Why are some properties ‘passed in’ at auction?

Properties that are passed in have not met the reserve price set. When the reserve price is not met and there are no further bids, the Auctioneer will announce that the home is about to be passed in. At some Auctions the Auctioneer will announce that the first right or refusal at the reserve price if negotiations are not successful. Alternatively the property will be available immediately to all possible buyers to submit offers in competition along with their requested terms and conditions.

Can I buy before the auction?

Tell your Sales Associate that you would like to submit an offer on a standard contract of sale. Realmark Sales Associate will contact all interested parties who will be updated on the status of the property and invited to place offers. For an offer to be considered prior to auction the terms should be as per auction terms and conditions. If your offer is not accepted, don't take this that the seller won't sell at this price. It is often a reflection of the seller's commitment to the Auction process. The Seller reserves the right to sell prior or proceed to Auction Day.

Can I bid at the auction if I need to arrange finance?

A large percentage of people who purchase at Auction do so by organising their finance prior to the Auction via a finance broker. They will give you advice or a pre-approval to purchase a property and assist your decision on what you are prepared to pay. On occasions a banks valuation may be required and only takes a few days to organise. There is often confusion from buyers that you can only bid at auction if you are “cash buyer”. This is not the case. Preparation is the key!

I want to buy a home at auction but have my own home to sell.

You have two options in this instance. Depending on your financial history, you may consider a “home to home” loan until your own home is sold. An alternative is to approach the Sales Associate who will notify the Sellers of your interest. Should the property not be sold on the Auction Day and be ‘passed in’ the owners will often amend the ‘Terms & Conditions of Sale’ and consider a longer settlement allowing you time to sell your home. An offer Subject to Sale of another property can only be presented post-Auction.

At Realmark auctions, if you are considering bidding on the day, we encourage you to register so we can keep you informed and it also gives you an opportunity to request any variations. Our job is to provide you every assistance we can so you can secure the property. If we understand your needs, we can help you achieve them.

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

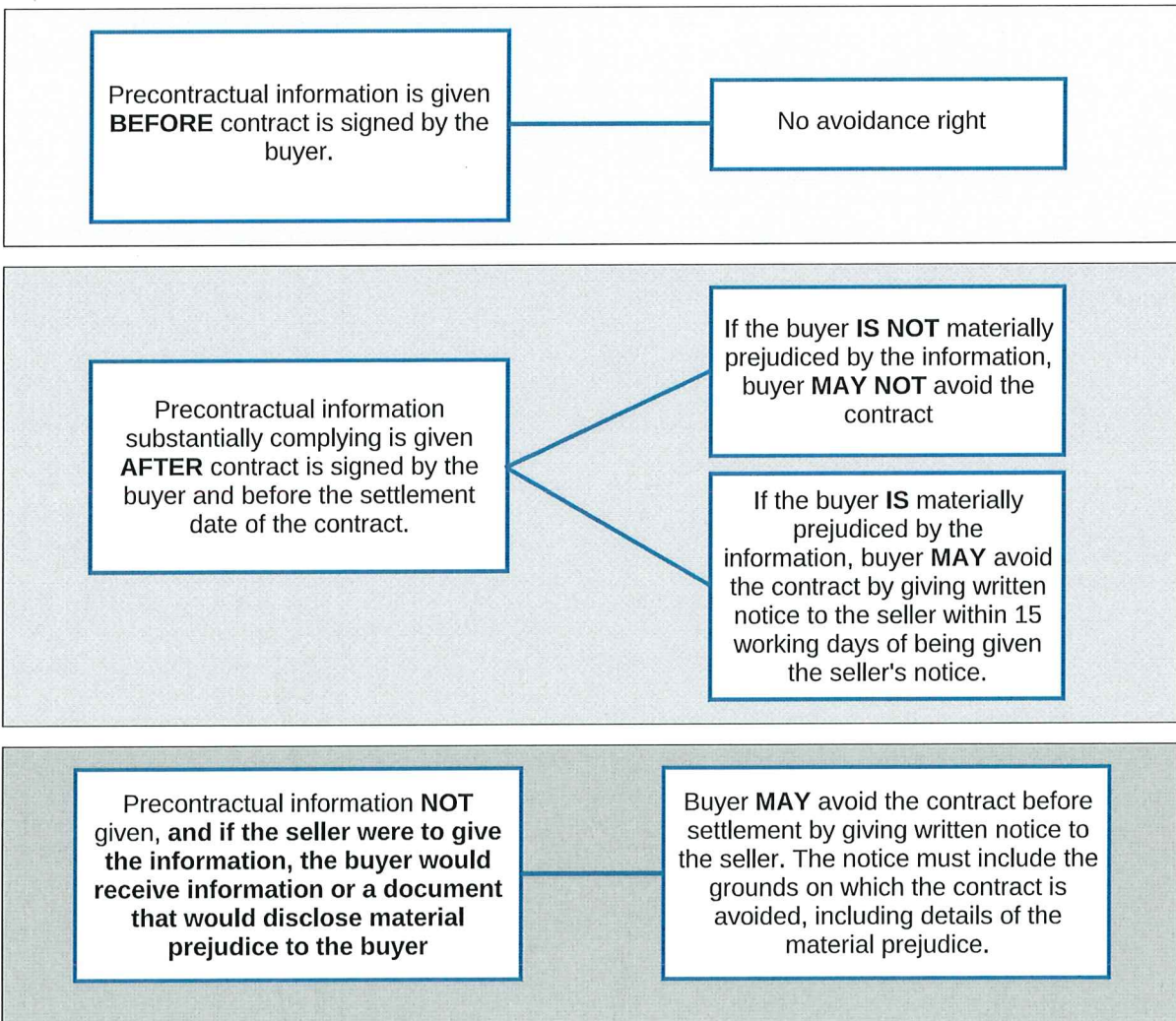
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance and other rights

Avoidance for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



Buyer's right to delay settlement

The buyer has a right to postpone settlement by written notice if the seller does not give the buyer this disclosure statement, or gives it late. If this disclosure document is not provided until after the contract has been signed, the buyer can postpone settlement for up to 15 working days.

Avoidance rights for notifiable variations

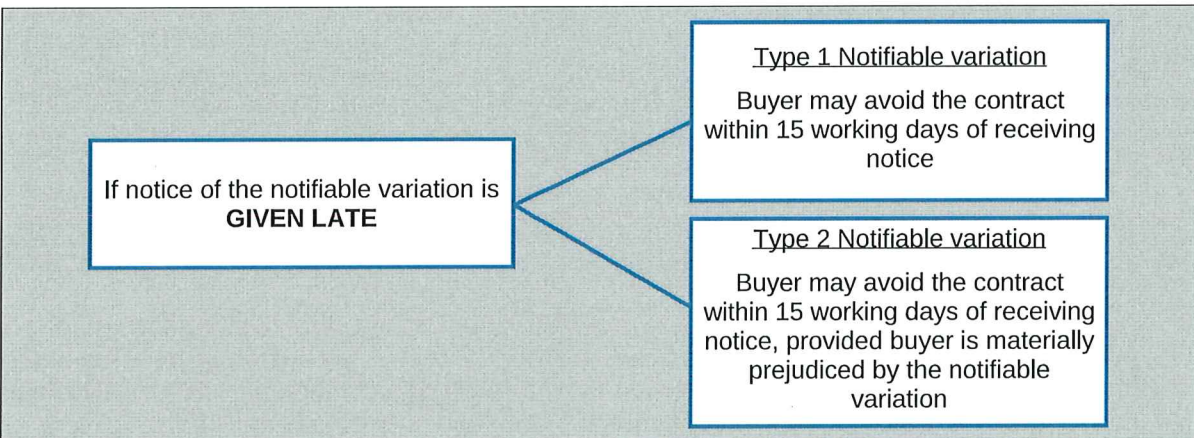
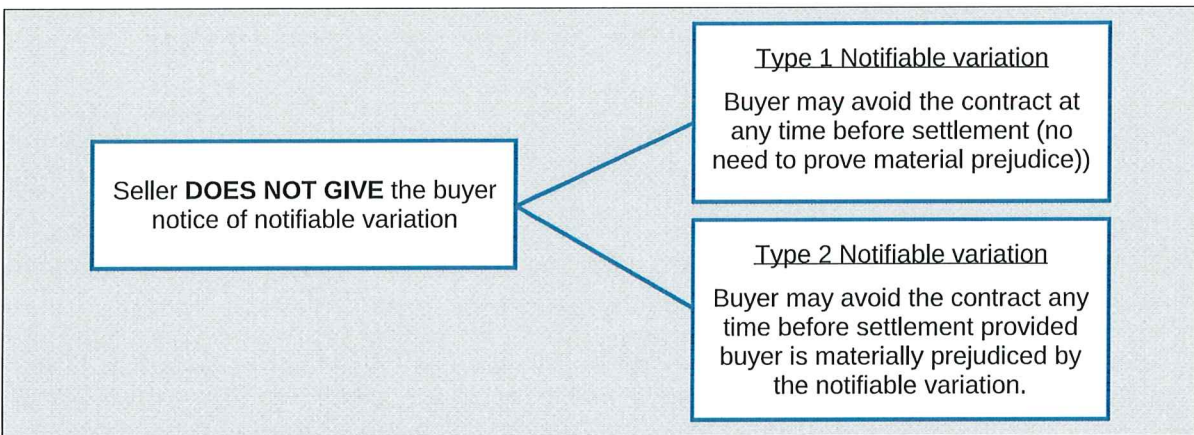
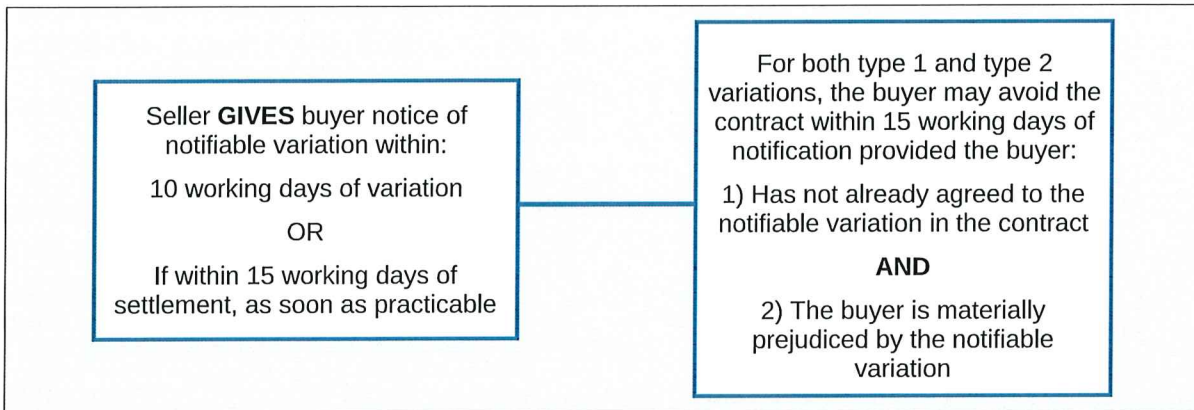
After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
<ul style="list-style-type: none"> • The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation. 	<ul style="list-style-type: none"> • The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- <ul style="list-style-type: none"> (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.
 Regulation 106 describes when certain notifiable variations are deemed to have occurred.

The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

Precontractual Disclosure Statement to the Buyer

Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot, which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name Mark Battaglia.
 Address 23A Westborough St Scarborough.
 Telephone/mobile 08 92460050 Email marksterson@realmark.com.au.
 Name _____
 Address _____
 Telephone/mobile _____ Email _____

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name 23 Westborough St Scarborough.
 Name of the strata company n/a.
 Address for service of the strata company (taken from scheme notice) n/a.

The status of the scheme is:

- proposed
- registered

The scheme type is:

- strata
- survey-strata

The tenure type is

- freehold
- leasehold

For leasehold only:

The scheme has a term of years months days commencing on registration of the scheme

If there is a registered scheme notice, the expiry day for the leasehold scheme is n/a.

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document.

Att.

Scheme Documents (must be attached)

A copy of the scheme notice

n/a.

Schemes created on or after 1/5/2020 must provide a copy of the scheme notice. Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020.

A copy of the scheme plan showing the exact location and definition of the lot

✓

A copy of the scheme by-laws

n/a.

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate

n/a.

Do the scheme by-laws include staged subdivision by-laws no yes

If yes, they are included with this form

n/a.

If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme

✓

If this is a leasehold lot, a copy of the strata lease for the lot

n/a.

Minutes (choose one option)

A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s)

n/a.

A statement that the strata company does not keep minutes of its meetings*

✓

A statement of why the seller has been unable to obtain the minutes

n/a.

Statement of accounts (choose one option)

The statement of accounts last prepared by the strata company

n/a.

A statement that the strata company does not prepare a statement of accounts*

✓

A statement of why the seller has been unable to obtain a statement of accounts

n/a.

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(3) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? no yes

n/a.

If yes, attach a copy.

Att.

Lot information (choose all that apply)

- This lot is on a registered scheme plan
- This lot has not yet been created
- This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

23A Westborough Street Scarborough

Lot 1 on scheme plan no. 66402.
(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * no yes

If yes, describe the restriction n/a.

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property no yes

If yes, please give details n/a.

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

- Contributions that have been determined within the previous 12 months
- If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$) 12 months after the proposed settlement date
Administrative fund:	<u>n/a</u>		<u>n/a</u>
Reserve fund:	<u>n/a</u>		<u>n/a</u>
Other levy (attach details)	<u>n/a</u>		<u>n/a</u>

NOTE: public indemnity insurance is jointly applied for with the rear home to cover the driveway. This is approximately \$255 per year each

Actual Estimated total contribution \$ n/a for the lot

Payable annually bi-annually quarterly other: _____

Due dates n/a on _____ n/a on _____
n/a on _____ n/a on _____

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ nil

If the seller has a debt owed to a utility company, the total amount owing is \$ nil

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached. n/a.

Scheme developer specific information

Information specific to the sale of a strata lot - only to be **completed if the seller of the lot is a scheme developer**

Att.

The scheme developer is defined as:

- The registered owner(s) of a lot(s) before it is subdivided by a strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of an amendment of scheme to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 50% or more of the lots
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached.

n/a

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the proposed strata company/strata company or members of the strata company entered into or arranged by the scheme developer?

no yes

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company

n/a

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, right of exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property?

no yes

If yes, attach details including terms and conditions.

n/a

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit?

no yes

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company?

no yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value.

n/a

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes.** This information can be included in a form that is separate from the rest of the contract; and
- **Part B, information specific to the sale of a strata lot.** This information can be included in a separate form, or within the contract in a prominent position.
Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

I / We¹, hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature 
 Name Mark Battaglia
 Date 19/12/2025

Signature _____
 Name _____
 Date _____

Statement by the buyer(s) / buyer's representative

I / We¹, the buyer/s, acknowledge that I / we¹ received Part A and Part B of the required precontractual disclosures before I / We¹ signed the contract of sale.
 I / We¹ understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to me / us¹.

Signature _____
 Name _____
 Date _____

Signature _____
 Name _____
 Date _____

¹ Select one.

Precontractual Disclosure Statement to the Buyer

Statements relevant to Part B



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (R.E.I.W.A.)
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000006509934

Realmark

Scheme name 23 Westborough Street Scarborough

Lot 1 on scheme plan number 66402

Minutes

The Strata Company does not keep minutes because:

- The Scheme is a two lot scheme and is not required to keep minutes
- The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping minutes
- The Seller has been unable to obtain the minutes because

Statement of Accounts

The Strata Company does not keep statement of accounts because:

- The Scheme is a two lot scheme and is not required to keep accounts
- The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping accounts
- The Seller has been unable to obtain the statement of accounts because

Seller

Signed by:

 Signature Mark Battaglia
 Name Mark Battaglia
 Date 19/12/2025

Signature _____
 Name _____
 Date _____

Signature _____
 Name _____
 Date _____

Signature _____
 Name _____
 Date _____

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2844

537

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 66402
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARK BATTAGLIA OF 23A WESTBOROUGH STREET, SCARBOROUGH
(AF M672804) REGISTERED 17/6/2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
- J826230 MORTGAGE TO HSBC BANK AUSTRALIA LTD REGISTERED 10/7/2006.
K552522 TRANSFER OF MORTGAGE J826230, MORTGAGEE NOW FIRSTMAC FINANCE PTY LTD REGISTERED 31/3/2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP66402
PREVIOUS TITLE: 1699-993
PROPERTY STREET ADDRESS: 23A WESTBOROUGH ST, SCARBOROUGH.
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING



STRATA PLAN
66402

SHEET 2 OF 3 SHEETS

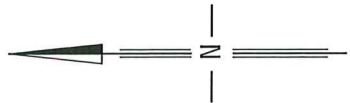
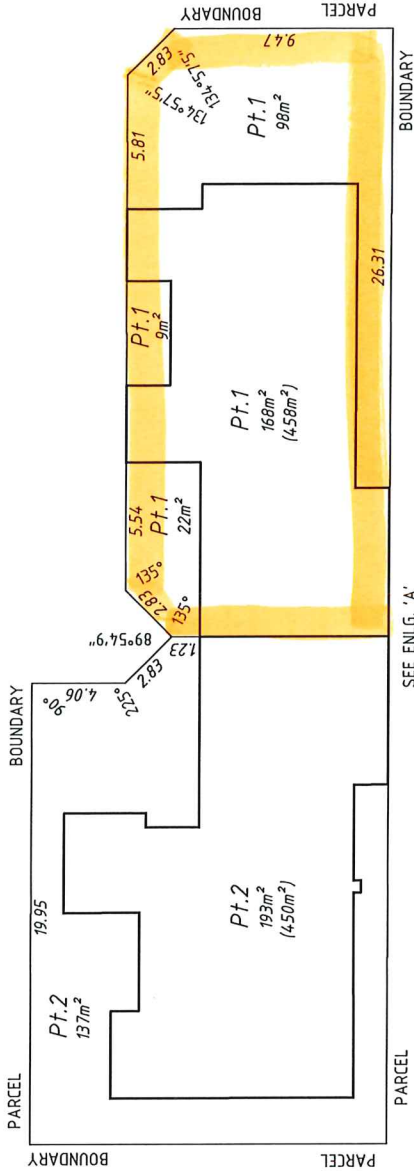
GROUND FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

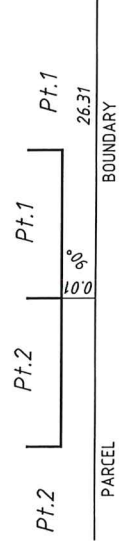
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

THE STRATUM OF THE PART LOTS INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PT LOTS COMPRISING THE BUILDING EXTENDS BETWEEN 8 METRES BELOW AND 12 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNITS, INCLUDING WHERE COVERED.

ALL MEASUREMENTS TO THE BUILDING ARE TO THE EXTERNAL FACE OF WALLS.



ENLARGEMENT 'A'
NOT TO SCALE



PATERSON TUDOR OWEN & PARKER
CONSULTING SURVEYORS
Director: Robert Tudor Owen
Licenced Surveyor

P 08 9328 1111
F 08 9327 5206
E ptpsurvey@bigpond.com
8 Davies Street
Northbridge WA 6003

27-Apr-14 DATE
LICENCED SURVEYOR
SCALE 1 : 200 @ A3
ALL DISTANCES ARE IN METRES

STRATA PLAN
66402

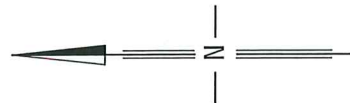
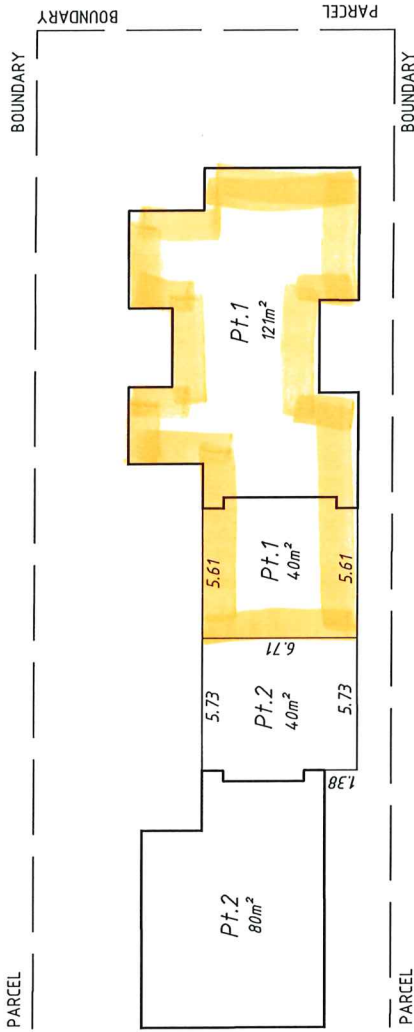
SHEET 3 OF 3 SHEETS

FIRST FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PT LOTS COMPRISING THE BUILDING EXTENDS BETWEEN 8 METRES BELOW AND 12 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNITS, INCLUDING WHERE COVERED.

ALL MEASUREMENTS TO THE BUILDING ARE TO THE EXTERNAL FACE OF WALLS.



PATERSON TUDOR OWEN & PARKER
CONSULTING SURVEYORS
Director: Robert Tudor Owen
Licensed Surveyor



P 08 9328 1111
F 08 9327 5206
E ptowen@bigpond.com
8 Dewick Street
Northbridge WA 6003

27-Apr-14

R. Owen
LICENSED SURVEYOR

DATE



Building Approval Certificate - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

Certificate number
BAC14/0003

The form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(b) and 8A(f)(ii).

1. Details of building or structure

Certificate of title	Volume 1699	Folio 993
Lot on survey	43	Land being re-subdivided (if applicable)
Strata plan number	66402	
Property street address	23 Westborough Street SCARBOROUGH WA 6019	
Description of building	2x Strata Dwelling Units	
Main BCA class of the building	1a	Secondary BCA class (for multi-purpose buildings)
Use(s) of building	Residential	Each restriction on use (if applicable)

2. Certificate details

This building approval certificate is for: Whole of building Part of building


Details

2x Strata Dwelling Units

Western Australian Planning Commission approval required? Yes No

All requirements including those for encroachments under section 76 of the Building Act 2011, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

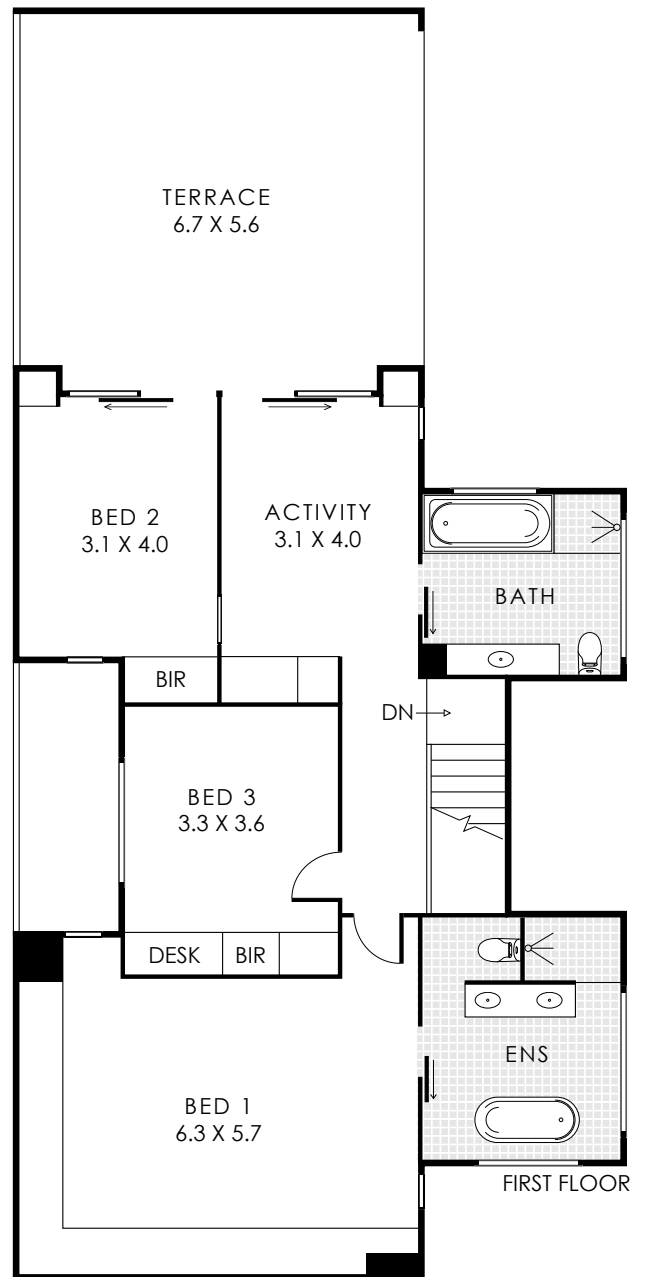
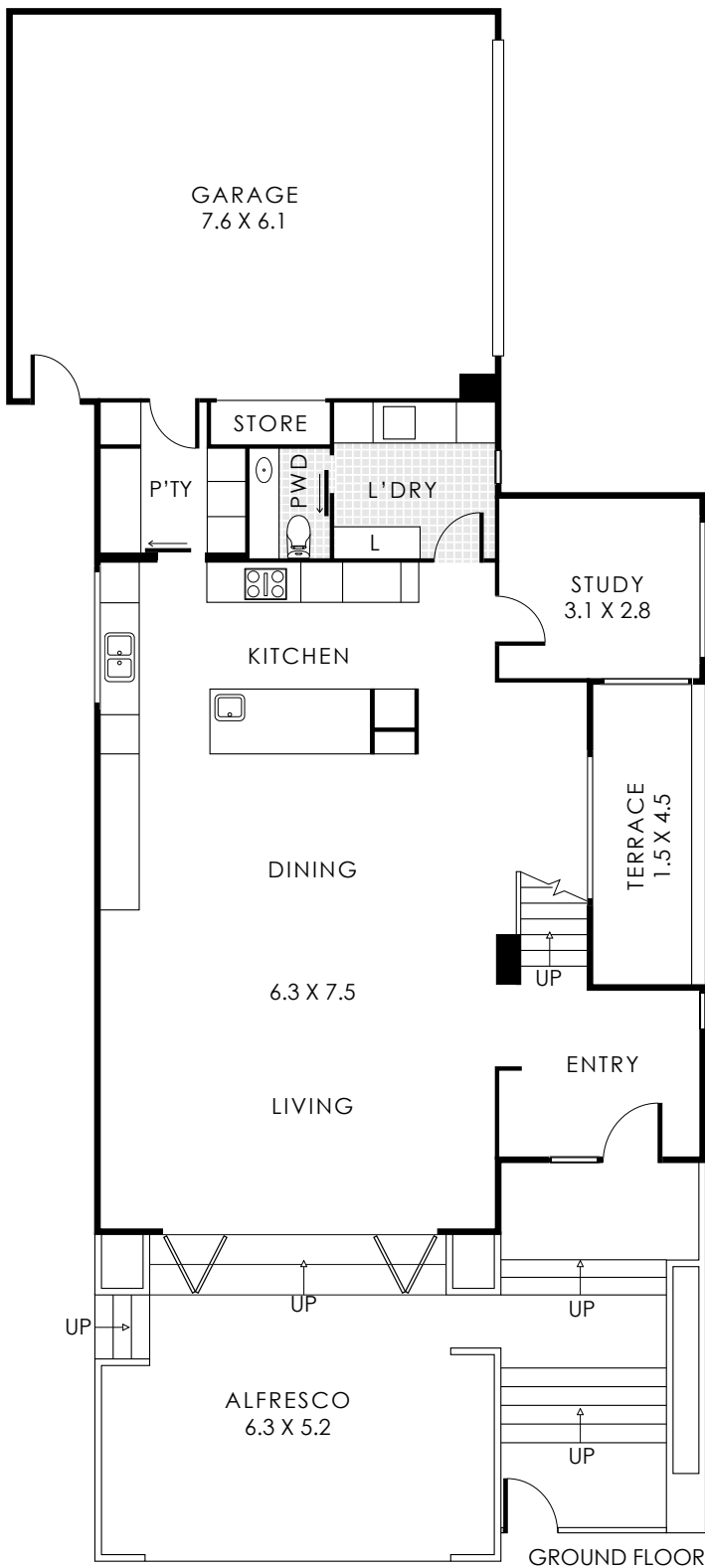
This building approval certificate is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name Michael Donovan	Title Acting Coordinator – Building Approvals
	Signature 	Date 06 May 2014
Permit authority	CITY OF STIRLING	

Strata Plan 66402

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
1	2844/537	Registered	
2	2844/538	Registered	





23A Westborough Street, Scarborough

Residence 227m² | Garage 46m² | Alfresco 33m² | Terrace 45m²

Total Area 351m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Citb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.citbcreative.com.au