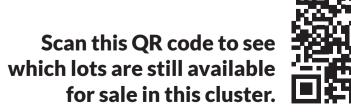
SOUTHERN DAM MULAL AVENUE **Lot 14** Lot 15 1,027sqm 1,003sqm Lot 16 1,002sqm **Lot 17** 1,000sqm **Lot 18** 1,011sqm Lot 19 1,014sqm Lot 20 CENTRAL 950sqm DAM EUA 171sqm **Lot 16** EUA 23.97 21.64 **Lot 18** EUA Lot 19 **Lot 20** EUA 190sqm Lot 1 Lot 13 EUA 148sqı 654sqm 40.85 Lot 7 Lot 13 EUA 166sqm EUA 164sqm 533sqm **197sqm** Lot 2 593sqm 121sqm **4C SHORT** Lot 12 38.27 391sqm **STAY** Lot 3 28.5 **LOTS** 555sqm 32.5 Lot 11 415sqm Lot 6 Lot 7 Lot 8 Lot 4 1,000sqm 1,000sqm 1,000sqm 516sqm Lot 10 391sqm 33.11 Lot 5 Lot 9 493sqm 381sqm 19.5 30.45

CLUSTER 4B LOT PRICING

Lot#	Lot Type	Lot Size (sqm)	Groupie lot area (excl. driveway)	EUA Size	Total Area (Lot + EUA)	Lot Price	Strata Levies
1	Cottage	654		127	775	SOLD	*\$800pa
2	Cottage	593		121	714	SOLD	*\$800pa
3	Cottage	555		121	676	SOLD	*\$800pa
4	Cottage	516		118	634	SOLD	*\$800pa
5	Cottage	493		121	614	SOLD	*\$800pa
6	Family	1,000		166	1,166	SOLD	*\$1,200pa
7	Family	1,000		164	1,164	SOLD	*\$1,200pa
8	Family	1,000		197	1,164	SOLD	*\$1,200pa
9	Groupie	381	**381	73	455	SOLD	*\$600pa
10	Groupie	391	**366	79	463	SOLD	*\$600pa
11	Groupie	415	**366	79	487	SOLD	*\$600pa
12	Groupie	391	**318	109	467	SOLD	*\$600pa
13	Groupie	533	**421	148	610	SOLD	*\$600pa
14	Family	1,027		171	1,185	SOLD	*\$1,200pa
15	Family	1,003		148	1,151	\$450,000	*\$1,200pa
16	Family	1,002		160	1,162	\$450,000	*\$1,200pa
17	Family	1,000		174	1,174	SOLD	*\$1,200pa
18	Family	1,011		162	1,173	\$450,000	*\$1,200pa
19	Family	1,014		150	1,164	SOLD	*\$1,200pa
20	Family	950		190	1,110	SOLD	*\$1,200pa

- Lot size is in square meters.
- EUA = Exclusive Use Garden Area.
- *Strata levies are estimates only and may be subject to change. Accurate levies for individual lots will be available in the sales contract.
- All lot pricing includes a solar battery.
- Groupie dwelling maximum size is 100sqm and maximum occupancy is three people due to rainwater catchment provisions.
- Purchase of a Groupie lot is subject to financial <u>eligibility criteria</u>.
- **Groupie lot sizes include the battle-axe driveway easement but we have also noted useable lot area for site planning purposes.





COMMUNITY GARDEN 4B

March 2023 Date: Revision: Drawing: WEV-26-4BCP

1:400 @ A1



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