



CERAIN WEALTH GROUP
Our knowledge. Your choices.

House & Land Price List : 08-08-2016

| Lot | Stage | Street Name | Title Date | Frontage | Land Area (m2) | Davrose House Name | Davrose Façade | Bedrooms | Bath | Alfresco | Car | Living Area | Total House Area | Land Price | Perform House Price | Total Perform Sales Price | Approx Rent (P/W) | Status |
|---|-------|------------------|------------|----------|----------------|--------------------|----------------|----------|------|----------|-----|-------------|------------------|------------|---------------------|---------------------------|-------------------|-----------|
| Aspect, Greenvale (Peet) | | | | | | | | | | | | | | | | | | |
| 808 | 8 | Ambition Drive | 01-01-17 | 14.00 | 448 | Panama | Urban | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 328,000 | \$ 266,594 | \$ 594,594 | \$ 420 | Available |
| 810 | 8 | Ambition Drive | 01-01-17 | 12.50 | 400 | Busselton | Classique | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 307,000 | \$ 250,067 | \$ 557,067 | \$ 420 | Available |
| Aston, Craieburn (Peet) | | | | | | | | | | | | | | | | | | |
| 1917 | 19 | Ortakoy Srtreet | 01-10-16 | 12.50 | 400 | Busselton | Classique | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 257,000 | \$ 254,067 | \$ 511,067 | \$ 410 | Available |
| 1918 | 19 | Ortakoy Srtreet | 01-10-16 | 12.50 | 400 | Ascot | Metro | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 257,000 | \$ 264,828 | \$ 521,828 | \$ 410 | Available |
| Atherstone, Melton South (Lend Lease) - new deposit terms \$3000 initial holding deposit | | | | | | | | | | | | | | | | | | |
| 522 Smart Home | 5 | Rushton Ave | 01-12-16 | 10.50 | 294 | Darcy | Urban | 4 | 2 | No | 2 | 127.50 | 167.30 | \$ 132,000 | \$ 236,104 | \$ 368,104 | \$ 365 | Available |
| 523 | 5 | Rushton Ave | 01-12-16 | 10.50 | 295 | Darcy | Modern | 4 | 2 | No | 2 | 127.50 | 167.30 | \$ 132,000 | \$ 236,104 | \$ 368,104 | \$ 365 | Available |
| 705 | 7 | Stonehenge Drive | 01-12-16 | 12.60 | 420 | Busselton | Classique | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 167,000 | \$ 247,974 | \$ 414,974 | \$ 375 | Available |
| 706 | 7 | Stonehenge Drive | 01-12-16 | 12.50 | 427 | Ascot | Metro | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 167,000 | \$ 255,735 | \$ 422,735 | \$ 375 | Available |
| 714 | 7 | Duloe Rise | 01-12-16 | 14.00 | 448 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 172,000 | \$ 260,501 | \$ 432,501 | \$ 375 | Available |
| 729 | 7 | Alabaster Avenue | 01-12-16 | 14cnr | 444 | Hamilton | Classique | 4 | 2 | Yes | 2 | 151.00 | 200.90 | \$ 169,000 | \$ 247,494 | \$ 416,494 | \$ 375 | Available |
| 740 | 7 | Stonehenge Drive | 01-12-16 | 22.00 | 618 | Panorama | Vogue | 4 | 2 | Yes | 2 | 135.75 | 191.65 | \$ 175,000 | \$ 239,845 | \$ 414,845 | \$ 375 | Available |
| Aurora Epping - Lend Lease Note - new deposit terms \$3000 initial holding deposit | | | | | | | | | | | | | | | | | | |



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|--------------------------------------|-------|------------------|------------|----------|----------------|--------------------|----------------|----------|------|----------|-----|-------------|------------------|------------|---------------------|---------------------------|-------------------|-----------|
| 800 | 8 | Berrima Crescent | 01-06-17 | 17.04 | 537 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 310,000 | \$ 263,501 | \$ 573,501 | \$ 410 | Available |
| 801 | 8 | Berrima Crescent | 01-06-17 | 12.50 | 400 | Savannah | Vogue | 4 | 2 | Yes | 2 | 162.69 | 219.44 | \$ 250,000 | \$ 261,821 | \$ 511,821 | \$ 410 | Available |
| 802 | 8 | Berrima Crescent | 01-06-17 | 12.50 | 400 | Savannah | Modern | 4 | 2 | Yes | 2 | 162.69 | 219.44 | \$ 250,000 | \$ 261,821 | \$ 511,821 | \$ 410 | Available |
| 803 | 8 | Berrima Crescent | 01-06-17 | 14.00 | 445 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 271,000 | \$ 271,501 | \$ 542,501 | \$ 410 | Available |
| 814 | 8 | Contempo Blvd | 02-06-17 | 14.00 | 459 | Panama | Urban | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 274,000 | \$ 271,501 | \$ 545,501 | \$ 410 | Available |
| 818 | 8 | Contempo Blvd | 01-06-17 | 14.00 | 449 | Panama | Vogue | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 277,000 | \$ 264,501 | \$ 541,501 | \$ 410 | Available |
| 832 | 8 | Benedore Road | 02-06-17 | 14.00 | 391 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 252,000 | \$ 266,501 | \$ 518,501 | \$ 410 | Available |
| Bendigo Court, Cranbourne | | | | | | | | | | | | | | | | | | |
| 26 | 1 | Bendigo Court | Titled | 14.00 | 546 | Ascot | Custom 5 | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 260,000 | \$ 257,960 | \$ 517,960 | \$ 420 | Available |
| 31 | 1 | Bendigo Court | Titled | 12.50 | 487 | Busselton | Classique | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 254,000 | \$ 244,740 | \$ 498,740 | \$ 420 | Available |
| 31 (Option) | 1 | Bendigo Court | Titled | 12.50 | 487 | Ascot | Mahogany | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 254,000 | \$ 259,501 | \$ 513,501 | \$ 420 | Available |
| Catalina, Point Cook - Potter George | | | | | | | | | | | | | | | | | | |
| 510 | 5 | Design Drive | 01-06-17 | 14.00 | 448 | Panama | Vogue | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 355,000 | \$ 258,360 | \$ 613,360 | \$ 410 | Available |
| 513 | 5 | Design Drive | 01-06-17 | 12.50 | 400 | Ascot | Mahogany | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 320,000 | \$ 259,501 | \$ 579,501 | \$ 410 | Available |
| 534 | 5 | Liberator Drive | 01-06-17 | 12.50 | 350 | Airlie | Classique | 3 | 2 | No | 2 | 112.88 | 153.06 | \$ 296,000 | \$ 223,423 | \$ 519,423 | \$ 370 | Available |
| 537 | 5 | Liberator Drive | 01-06-17 | 12.50 | 350 | Airlie | Classique | 3 | 2 | No | 2 | 112.88 | 153.06 | \$ 296,000 | \$ 223,423 | \$ 519,423 | \$ 370 | Available |
| Cornertone, Werribee (PEET) | | | | | | | | | | | | | | | | | | |



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|--|-------|------------------|------------|--------------|----------------|--------------------|----------------|----------|------|----------|-----|-------------|------------------|------------|---------------------|---------------------------|-------------------|-----------|
| 136 | 1 | Flagstone Street | 01-02-17 | 12.50 | 400 | Ascot | Classique | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 194,000 | \$ 253,735 | \$ 447,735 | \$ 390 | Available |
| 139 | 1 | Flagstone Street | 01-02-17 | 12.50 | 400 | Ascot | Metro | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 194,000 | \$ 253,735 | \$ 447,735 | \$ 390 | Available |
| Curlewis Park, Drysdale (Moremac) | | | | | | | | | | | | | | | | | | |
| 1103 | 11 | Coriyule Road | 01-11-16 | 12.50 | 400 | Busselton | Metro | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 149,000 | \$ 244,874 | \$ 393,874 | \$ 370 | Available |
| Harpley Estate, Werribee (Lend Lease) - new deposit terms \$3000 initial holding deposit | | | | | | | | | | | | | | | | | | |
| 1059 Smart Home | 10 | Wongabeena Grove | Titled | 14.00 | 295 | Avalon | Modern | 4 | 2 | No | 2 | 138.17 | 177.98 | \$ 173,000 | \$ 231,396 | \$ 404,396 | \$ 385 | Available |
| 1124 | 11 | Treeve Parkway | Titled | 15.92 | 589 | Clearwater | Modern | 4 | 2 | Yes | 2 | 180.01 | 230.15 | \$ 278,000 | \$ 274,641 | \$ 552,641 | \$ 395 | Available |
| 1402 | 14 | Illabunda Drive | 01-09-16 | 16.00 | 512 | Clearwater | Modern | 4 | 2 | Yes | 2 | 180.01 | 230.15 | \$ 260,000 | \$ 270,641 | \$ 530,641 | \$ 395 | Available |
| 2139 | 21 | Shelduck Grove | 01-05-17 | 12.50 | 400 | Ascot | Urban | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 214,000 | \$ 257,228 | \$ 471,228 | \$ 395 | Available |
| 2162 | 21 | Treeve Parkway | 01-05-17 | 14.00 | 28.42 | Panama | Vogue | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 216,500 | \$ 259,994 | \$ 476,494 | \$ 395 | Available |
| Haven, Tarneit (Peet) | | | | | | | | | | | | | | | | | | |
| 613 | 6 | Leo Ave | 01-04-17 | 12.50 | 400 | Ascot | Urban | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 243,000 | \$ 255,635 | \$ 498,635 | \$ 410 | Available |
| 648 | 6 | Homeland Drive | 01-04-17 | 13.55 CNR | 450 | Ascot | Urban | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 279,000 | \$ 265,335 | \$ 544,335 | \$ 410 | Available |
| 614 | 6 | Leo Ave | 01-04-17 | 12.50 | 400 | Ascot | Urban | 4 | 2 | Yes | 2 | 162.98 | 219.74 | \$ 251,000 | \$ 255,635 | \$ 506,635 | \$ 410 | Available |
| 622 | 6 | Homeland Drive | 01-04-17 | 12.50 | 375 | Busselton | Metro | 4 | 2 | Yes | 2 | 149.30 | 205.40 | \$ 243,000 | \$ 244,874 | \$ 487,874 | \$ 400 | Available |
| 641 | 6 | Homeland Drive | 01-04-17 | 14.00 | 444 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 271,000 | \$ 260,401 | \$ 531,401 | \$ 410 | Available |



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| Laurimar Estate, Doreen (Lend Lease) | | | | | | | | | | | | | | | | | | |
| 658 Smart Home | 6B | Kyarra Drive | Titled | 10.50 | 307 | Darcy | Urban | 4 | 2 | No | 2 | 127.50 | 167.30 | \$ 185,000 | \$ 240,104 | \$ 425,104 | \$ 380 | Available |
| 658 Smart Home (Option) | 6B | Kyarra Drive | Titled | 10.50 | 307 | Indi | Urban | 3 | 2 | No | 1 | 126.20 | 154.35 | \$ 185,000 | \$ 219,195 | \$ 404,195 | \$ 360 | Available |
| 658 Smaet Home (Option) | 6B | Kyarra Drive | Titled | 10.50 | 307 | Miia | Urban | 3 | 2 | No | 2 | 114.20 | 154.00 | \$ 185,000 | \$ 228,502 | \$ 413,502 | \$ 360 | Available |
| 659 | 6B | Kyarra Drive | Titled | 12.50 | 366 | Hamilton | Classique | 4 | 2 | Yes | 2 | 151.00 | 200.90 | \$ 201,000 | \$ 247,494 | \$ 448,494 | \$ 390 | Available |
| 659 (Option) | 6B | Kyarra Drive | Titled | 12.50 | 366 | Dahlia | Classique | 4 | 2 | Yes | 2 | 153.70 | 202.10 | \$ 201,000 | \$ 253,319 | \$ 454,319 | \$ 390 | Available |
| Manor Lakes, Wyndhamvale (Dennis Family) 10% deposit payable on unconditional contract signing | | | | | | | | | | | | | | | | | | |
| 13730 | 137 | Elderflower Street | 01-10-16 | 14.00 | 467 | Panama | Classique | 4 | 2 | Yes | 2 | 167.07 | 221.31 | \$ 203,000 | \$ 260,401 | \$ 463,401 | \$ 400 | Available |
| 14610 | 146 | Blackberry Road | 01-10-16 | 12.50 | 400 | Hamilton | Classique | 4 | 2 | Yes | 2 | 151.00 | 200.90 | \$ 189,000 | \$ 247,494 | \$ 436,494 | \$ 400 | Available |

For detail, inspection or booking contact Bill Meehan on 0425281245, 0385895908 or email at williammeehan@certain-wealth.com