



**House & Land Price List**

18/08/16

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 (PW)	Status	
<b>Aspect, Greenvale (Peet)</b>																			
808	8	Ambition Drive	01-Jan-17	14.00	448	Panama	Urban	4	2	Yes	2	167.07	221.31	\$ 328,000	\$ 266,594	\$ 594,594	\$ 420	Available	
809	8	Ambition Drive	01-Jan-17	14.00	448	Hamilton	Classique	4	2	Yes	2	151.00	200.90	\$ 328,000	\$ 251,587	\$ 579,587	\$ 420	Available	
810	8	Ambition Drive	01-Jan-17	12.50	400	Busselton	Classique	4	2	Yes	2	149.30	205.40	\$ 307,000	\$ 252,067	\$ 559,067	\$ 420	Available	
831	8	Breeze Way	01-Jan-17	14.46	464	Panama	Modern	4	2	Yes	2	167.07	221.31	\$ 317,000	\$ 267,594	\$ 584,594	\$ 420	Available	
832	8	Breeze Way	01-Jan-17	14.49	468	Panama	Classique	4	2	Yes	2	167.07	221.31	\$ 317,000	\$ 267,594	\$ 584,594	\$ 420	Available	
833	8	Breeze Way	01-Jan-17	14.47	461	Hamilton	Metro	4	2	Yes	2	151.00	200.90	\$ 317,000	\$ 252,587	\$ 569,587	\$ 420	Available	
838	8	Breeze Way	01-Jan-17	14.32	429	Panama	Modern	4	2	Yes	2	167.07	221.31	\$ 312,000	\$ 269,594	\$ 581,594	\$ 420	Available	
<b>Aston, Craigieburn (Peet) \$1000 Hold, 5% deposit payable upon signing.</b>																			
1917	19	Ortakoy Srtreet	01-Oct-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-Oct-16	12.50	400	Ascot	Metro	4	2	Yes	2	162.98	219.74	\$ 257,000	\$ 264,828	\$ 521,828	\$ 410	Available	
<b>Atherstone, Melton South (Lend Lease) - new deposit terms \$3000 initial holding deposit</b>																			
103	1A	Springbrook Parkway	01-Jun-17	14.00	448	Panama	Modern	4	2	Yes	2	167.07	221.31	\$ 173,000	\$ 256,501	\$ 429,501	\$ 365	Available	
514	5	Bernabau Ave	01-Dec-16	13.30	453	Panama	Classique	4	2	Yes	2	167.07	221.31	\$ 159,000	\$ 263,501	\$ 422,501	\$ 365	Available	
522 Smart Home	5	Rushton Ave	01-Dec-16	10.50	294	Darcy	Urban	4	2	No	2	127.50	167.30	\$ 132,000	\$ 236,104	\$ 368,104	\$ 365	Available	
523 Smart Home	5	Rushton Ave	01-Dec-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-Dec-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-Dec-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-Dec-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-Dec-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-Dec-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																		
221 Smart Home	2	Dundas Chase	01-Oct-16	13.50	279	Airlie	Classique	3	2	No	2	112.88	153.06	\$ 188,500	\$ 231,930	\$ 420,430	\$ 380	Available
651 Smart Home	6	Yalmy Avenue	01-Mar-17	10.50	294	Indi	Urban	3	2	No	1	126.20	153.06	\$ 198,000	\$ 230,795	\$ 428,795	\$ 380	Available
731 Smart Home	7	Wimmera Crescent	01-Mar-17	12.52	313	Airlie	Modern	3	2	No	2	112.88	153.06	\$ 208,000	\$ 231,930	\$ 439,930	\$ 380	Available
732 Smart Home	7	Wimmera Crescent	01-Mar-17	12.52	313	Airlie	Classique	3	2	No	2	112.88	153.06	\$ 207,000	\$ 231,930	\$ 438,930	\$ 380	Available
814	8	Contempo Blvd	02-Jun-17	14.00	459	Panama	Urban	4	2	Yes	2	167.07	221.31	\$ 274,000	\$ 271,501	\$ 545,501	\$ 410	Available
Bendigo Court, Cranbourne																		
25	1	Bendigo Court	Titled	14.00	546	Panama	Modern	4	2	Yes	2	167.07	221.31	\$ 272,000	\$ 260,726	\$ 532,726	\$ 420	Available
26	1	Bendigo Court	Titled	14.00	546	Ascot	Custom 5	4	2	Yes	2	162.98	219.74	\$ 272,000	\$ 257,960	\$ 529,960	\$ 420	Available
37	1	Bendigo Court	Titled	14.00	546	Panama	Vogue	4	2	Yes	2	167.07	221.31	\$ 268,000	\$ 258,360	\$ 526,360	\$ 385	Available
Catalina, Point Cook - Potter George																		
514	5	Design Drive	01-Jun-17	12.50	400	Ascot	Metro	4	2	Yes	2	162.98	219.74	\$ 320,000	\$ 275,735	\$ 595,735		Available
540	5	Liberator Drive	01-Jun-17	12.50	350	Hamilton	Urban	4	2	Yes	2	151.00	200.90	\$ 296,000	\$ 264,494	\$ 560,494		Available
541	5	Liberator Drive	01-Jun-17	12.50	350	Dbl Storey Type 3	Custom	5	2	Yes	2	229.55	287.23	\$ 296,000	\$ 419,394	\$ 715,394		Available
542	5	Liberator Drive	01-Jun-17	12.50	350	Dbl Storey Type 3	Custom	5	2	Yes	2	229.55	287.23	\$ 296,000	\$ 419,394	\$ 715,394		Available
Cornerstone, Werribee (PEET)																		
115	1	Inglewood Drive	01-Feb-17	16.5 CNR	427	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 199,000	\$ 237,104	\$ 436,104	\$ 360	Available
144	1	Grandvista Boulevard	01-Feb-17	21 CNR	613	Panorama	Vogue	4	2	Yes	2	135.75	191.65	\$ 240,000	\$ 244,845	\$ 484,845	\$ 390	Available

Curlew Park, Drysdale (Moremac)																		
1103	11	Coriyule Road	01-Nov-16	12.50	400	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 149,000	\$ 244,874	\$ 393,874	\$ 370	Available
East, Cranbourne East (Wolfdene)																		
204	2	New Road	01-May-17	12.50	411	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 255,000	\$ 246,874	\$ 501,874	\$ 370	Available
215	2	New Road	01-May-17	12.50	400	Ascot	Metro	4	2	Yes	2	162.98	219.74	\$ 245,000	\$ 261,635	\$ 506,635	\$ 370	Available
217	2	New Road	01-May-17	12.50	400	Mandalay	Endeavour	4	2	Yes	2	155.19	211.13	\$ 245,000	\$ 257,678	\$ 502,678	\$ 370	Available
219	2	New Road	01-May-17	12.50	400	Savannah	Modern	4	2	Yes	2	162.69	219.44	\$ 242,500	\$ 252,241	\$ 494,741	\$ 370	Available
225	2	New Road	01-May-17	12.50	388	Busselton	Classique	4	2	Yes	2	149.30	205.40	\$ 245,000	\$ 244,874	\$ 489,874	\$ 370	Available
228	2	New Road	01-May-17	12.50	400	Ascot	Vogue	4	2	Yes	2	162.98	219.74	\$ 240,000	\$ 261,635	\$ 501,635	\$ 370	Available
229	2	New Road	01-May-17	12.50	400	Savannah	Modern	4	2	Yes	2	162.69	219.44	\$ 242,500	\$ 252,241	\$ 494,741	\$ 370	Available
232	2	New Road	01-May-17	12.50	599	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 235,000	\$ 244,874	\$ 479,874	\$ 370	Available
Habitat, Tarneit (Satterley)																		
917 Smart Home	9	Harker Esplanade	01-Jun-17	11.40	280	Darcy	Urban	4	2	No	2	127.50	167.30	\$ 174,000	\$ 235,004	\$ 409,004	\$ 370	Available
Harpley Estate, Werribee (Lend Lease) - new deposit terms \$3000 initial holding deposit																		
2101 Smart Home	21	Goldeneye Circuit	01-May-17	14.12	329	Avalon	Modern	4	2	No	2	138.17	177.98	\$ 181,000	\$ 237,396	\$ 418,396	\$ 380	Builder Release
2105 Smart Home	21	Goldeneye Circuit	01-May-17	14.00	294	Avalon	Vogue	4	2	No	2	138.17	177.98	\$ 176,000	\$ 231,396	\$ 407,396	\$ 380	Builder Release
2106 Smart Home	21	Goldeneye Circuit	01-May-17	12.50	263	Airlie	Metro	3	2	No	2	112.88	153.06	\$ 161,000	\$ 220,823	\$ 381,823	\$ 360	Builder Release
2107 Smart Home	21	Goldeneye Circuit	01-May-17	12.50	263	Airlie	Modern	3	2	No	2	112.88	153.06	\$ 161,000	\$ 220,823	\$ 381,823	\$ 360	Builder Release
Haven, Tarneit (Peet)																		
614	6	Leo Ave	01-Apr-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-Apr-17	12.50	375	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 243,000	\$ 244,874	\$ 487,874	\$ 400	Available
Highlands, Craigieburn (Stockland)																		

22135 Smart Home	221	Coachwood Street	01-Aug-17	12.50	296	Airlie	Metro	3	2	No	2	112.88	153.06	\$ 181,000	\$ 212,323	\$ 393,323	\$ 360	Available
29009 Smart Home	290	Aqua Rise	01-Jan-17	10.50	294	Darcy	Urban	4	2	No	2	127.50	167.30	\$ 219,000	\$ 236,104	\$ 455,104	\$ 360	Available
29012 Smart Home	290	Aqua Rise	01-Jan-17	10.50	294	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 219,000	\$ 236,104	\$ 455,104	\$ 360	Available
29031 Smart Home	290	Aqua Rise	01-Jan-17	10.50	294	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 209,500	\$ 236,104	\$ 445,604	\$ 360	Available
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
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
Manor Lakes, Wyndhamvale (Dennis Family) 10% deposit payable on unconditional contract signing																		
14612	146	Blackberry Road	01-Oct-16	14.00	448	Hamilton	Classique	4	2	Yes	2	151.00	200.90	\$ 201,000	\$ 248,494	\$ 449,494	\$ 400	Available
Merrifield, Mickleham (Oliver Hume)																		
1727 (Smart Home)	17	Jolimont Avenue	01-Sep-16	12.50	263	Airlie	Modern	3	2	No	2	112.88	153.06	\$ 148,000	\$ 222,782	\$ 370,782	\$ 345	Available
1728 (Smart Home)	17	Jolimont Avenue	01-Sep-16	12.50	263	Airlie	Vogue	3	2	No	2	112.88	153.06	\$ 148,000	\$ 222,782	\$ 370,782	\$ 345	Available
2603	26	Liddiard Way	01-Jun-17	12.50	350	Hamilton	Classique	4	2	Yes	2	151.00	200.90	\$ 189,400	\$ 243,887	\$ 433,287	\$ 390	Available
Plenty Gorge Views, South Morang (Moremac)																		
109	1	Amcury Street	01-May-17	14.00	394	Hamilton	Modern	4	2	Yes	2	151.00	200.90	\$ 280,000	\$ 246,394	\$ 526,394	\$ 410	Available
Saltwater Coast, Point Cook																		
2662	26A	Goolwa Road	Titled	12.50	375	Ascot	Classique	4	2	Yes	2	162.98	219.74	\$ 320,000	\$ 264,635	\$ 584,635	\$ 410	Available

Saratoga, Point Cook																			
614 Smart Home	6	Grassbird Drive	Titled	10.50	294	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 275,000	\$ 247,004	\$ 522,004	TBA	Available	
830	8	Solitude Crescent	Titled	16.00	448	Clearwater	Classique	4	2	Yes	2	180.01	230.15	\$ 389,000	\$ 284,048	\$ 673,048	TBA	Available	
835	8	Solitude Crescent	Titled	16.00	455	Tempo	Urban	4	2	Yes	2	161.09	218.43	\$ 389,000	\$ 278,011	\$ 667,011	TBA	Available	
836	8	Sound Way	Titled	16.00	455	Tempo	Urban	4	2	Yes	2	161.09	218.43	\$ 389,000	\$ 278,011	\$ 667,011	TBA	Available	
842	8	Sound Way	Titled	16.00	448	Clearwater	Classique	4	2	Yes	2	180.01	230.15	\$ 389,000	\$ 284,048	\$ 673,048	TBA	Available	
890	8	Winterberry Road	Titled	15.50	461	Type 3	Custom	5	2	Yes	2	229.55	287.23	\$ 450,000	\$ 421,294	\$ 871,294	TBA	Available	
927	9	Solitude Crescent	Titled	12.50	350	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 325,000	\$ 264,874	\$ 589,874	TBA	Available	
1121	11	Saltmarsh Crescent	Titled	12.50	365	Hamilton	Primrose	4	2	Yes	2	151.00	200.90	\$ 327,000	\$ 261,394	\$ 588,394	TBA	Available	
1136	11	Altitude Drive	Titled	12.50	354	Busselton	Metro	4	2	Yes	2	149.30	205.40	\$ 325,000	\$ 262,874	\$ 587,874	TBA	Available	
1138	11	Altitude Drive	Titled	13.25	427	Ascot	Classique	4	2	Yes	2	162.98	219.74	\$ 375,000	\$ 275,635	\$ 650,635	TBA	Available	
Thornhill Park, Rockbank (Welsh Group)																			
552 Smart Home	5	Fullham Crescent	01-Mar-17	10.50	294	Indi	Modern	3	2	No	1	126.20	153.06	\$ 166,000	\$ 217,554	\$ 383,554	\$ 350	Available	
553 Smart Home	5	Fullham Crescent	01-Mar-17	10.50	294	Indi	Urban	3	2	No	1	126.20	153.06	\$ 166,000	\$ 217,554	\$ 383,554	\$ 350	Available	
554 Smart Home	5	Fullham Crescent	01-Mar-17	10.50	294	Indi	Vogue	3	2	No	1	126.20	153.06	\$ 166,000	\$ 217,554	\$ 383,554	\$ 350	Available	
Toolern Waters, Melton South																			
35	1	Norwood Ave	Titled	12.00	420	Busselton	Contemporary	4	2	Yes	2	149.30	204.83	\$ 132,000	\$ 238,826	\$ 370,826	\$ 350	Available	
36	1	Norwood Ave	Titled	12.00	420	Busselton	Classique	4	2	Yes	2	149.30	204.83	\$ 132,000	\$ 240,333	\$ 372,333	\$ 350	Available	
64	3	Norwood Ave	Titled	12.00	420	Busselton	Vogue	4	2	Yes	2	149.30	204.83	\$ 132,000	\$ 240,333	\$ 372,333	\$ 350	Available	
89 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Darcy	Urban	4	2	No	2	127.50	167.30	\$ 130,000	\$ 233,497	\$ 363,497	\$ 340	Available	
90 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Indi	Custom	3	2	No	1	126.20	153.06	\$ 130,000	\$ 217,095	\$ 347,095	\$ 330	Available	
91 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 130,000	\$ 235,004	\$ 365,004	\$ 330	Available	

93 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Darcy	Metro	4	2	No	2	127.50	167.30	\$ 130,000	\$ 235,004	\$ 365,004	\$ 330	Available
94 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Indi	Custom	3	2	No	1	126.20	153.06	\$ 130,000	\$ 221,095	\$ 351,095	\$ 330	Available
95 (One Contract Sale)	3	Robinson Drive	Titled	10.00	350	Darcy	Classique	4	2	No	2	127.50	167.30	\$ 130,000	\$ 235,004	\$ 365,004	\$ 330	Available
True North, Roxburgh Park (Satterley) Terms: 10% Deposit balance of Land 10 days from titles.																		
624	6	Quarter Street	01-Jan-17	10.50	345	Darcy	Modern	4	2	No	2	127.50	167.30	\$ 241,000	\$ 235,104	\$ 476,104	\$ 330	Available
<p>For any information regarding list, booking, or appointment contact Bill Meehan (Managing Director) on 0425281245 or 03 8589 5908, email <a href="mailto:williammeehan@certain-wealth.com">williammeehan@certain-wealth.com</a>. You can also contact Mr Kawaljit Ghuman on 0411795481 or <a href="mailto:helpline@pisrpl.com">helpline@pisrpl.com</a> to fix your appointment with Bill and for general enquiries.</p>																		