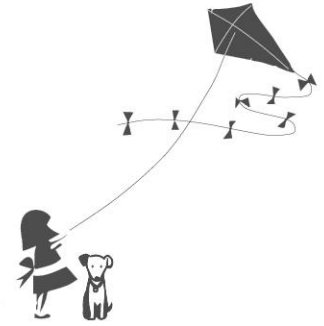


imogen

BRABHAM 223 WOOLLCOTT AVENUE PRIVATE ESTATE



STAGE ONE

TITLES ANTICIPATED SEPT 17 - DP: TBA

ZONING RMD40

| Lot | Street | SQM | Frontage | Depth | Price | BAL |
|-------|---------------------------------|-----|-----------|-------|-----------|------|
| 200* | Woollcott Avenue | 444 | 14.8m | 30m | \$258,500 | 12.5 |
| 201* | Woollcott Avenue | 374 | 12.5m | 29.9m | SOLD | 12.5 |
| 202* | Woollcott Avenue | 374 | 12.5m | 29.9m | SOLD | 12.5 |
| 203* | Woollcott Avenue | 443 | 15m Cnr | 29.9m | \$256,000 | 12.5 |
| 204* | Woollcott Avenue | 406 | 13.8m | 29.7m | \$245,500 | 12.5 |
| 205*R | Woollcott Avenue | 445 | 15m | 19.7m | \$255,000 | 19 |
| 206* | Woollcott Avenue | 370 | 12.5m | 29.6m | \$229,500 | 19 |
| 207* | Woollcott Avenue | 370 | 12.5m | 29.6m | \$229,500 | 19 |
| 211 R | Kiewa Way - Opposite Park | 287 | 10.5m | 27.3m | \$210,000 | 12.5 |
| 212 | Georgina Parade - Opposite Park | 302 | 11.3m Cnr | 27.3m | \$212,000 | 12.5 |
| 213 | Georgina Parade - Opposite Park | 312 | 11.7m Cnr | 27.3m | \$213,000 | 12.5 |
| 214 | Imlay Road - Opposite Park | 287 | 10.5m | 27.3m | \$217,000 | LOW |
| 215 | Imlay Road | 287 | 10.5m | 27.3m | SOLD | |
| 216 | Imlay Road | 287 | 10.5m | 27.3m | SOLD | |
| 217 | Imlay Road | 317 | 11.6m | 27.3m | SOLD | |
| 226 | Georgina Parade | 308 | 12.5m | 25m | SOLD | |
| 227 | Georgina Parade | 345 | 13.9m | 25m | SOLD | |
| 228 | Georgina Parade | 375 | 15m | 25m | SOLD | |
| 229 | Georgina Parade | 375 | 15m | 25m | SOLD | |
| 231 | Georgina Parade | 334 | 13.5m | 25m | SOLD | |

R = Reserve (Buyer has registered interest) * = 5.3m Front Setback Required BAL = Bushfire Safeguard Requirement



BONUS
Front Landscaping Package &
Colorbond Boundary Fencing
Package Included*

RMD40 Applicable to All Lots
DAP Applicable to Some Lots
Designated Garage Locations - Lots 211, 212, 213, 214

Seller Anticipates
'A' Class Site
Classification

0918

Finance Pre-Approval/Eligibility from Lender/Broker required upon signing Contract

DISCLAIMER: Prices, availability and incentives subject to change without notice. Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the Selling Agent or the Seller in whole or in part and should not be construed as forming part of any contract. Any intending buyer are advised to make enquiries, as they deem necessary, to satisfy themselves on all matters in this respect. *Conditions apply

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