



CLUSTER 5A LOT PRICING

| Lot # | Lot Type | Lot Size (sqm) | Groupie Lot Area (excl. driveway) | EUA Size | Total Area (Lot + EUA) | Lot Price |
|-------|----------|----------------|-----------------------------------|----------|------------------------|-----------|
| 1 | Cottage | 830 | | 76 | 906 | \$265,000 |
| 2 | Cottage | 620 | | 142 | 762 | \$240,000 |
| 3 | Cottage | 620 | | 138 | 758 | \$240,000 |
| 4 | Cottage | 620 | | 124 | 744 | \$260,000 |
| 5 | Cottage | 620 | | 136 | 756 | \$260,000 |
| 6 | Cottage | 620 | | 130 | 750 | \$255,000 |
| 7 | Cottage | 620 | | 139 | 759 | \$240,000 |
| 8 | Cottage | 902 | | 253 | 1,157 | \$265,000 |
| 9 | Family | 981 | | 180 | 1,161 | \$295,000 |
| 10 | Family | 981 | | 190 | 1,171 | \$295,000 |
| 11 | Family | 981 | | 173 | 1,154 | \$295,000 |
| 12 | Family | 981 | | 195 | 1,176 | \$295,000 |
| 13 | Family | 981 | | 201 | 1,182 | \$295,000 |
| 14 | Family | 957 | | 175 | 1,132 | \$300,000 |
| 15 | Groupie | 513 | **406 | 98 | 611 | \$180,000 |
| 16 | Groupie | 409 | **336 | 77 | 486 | \$150,000 |
| 17 | Groupie | 385 | **336 | 77 | 462 | \$140,000 |
| 18 | Groupie | 361 | **336 | 77 | 438 | \$140,000 |
| 19 | Groupie | 350 | **350 | 70 | 420 | \$150,000 |
| 20 | Family | 1040 | | 208 | 1,248 | \$300,000 |
| 21 | Family | 1040 | | 181 | 1,221 | \$300,000 |
| 22 | Family | 1040 | | 155 | 1,195 | \$300,000 |

- 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 [eligibility criteria](#).
- **Groupie lot sizes include the battle-axe driveway easement but we have also noted useable lot area for site planning purposes.

