



## Meadows North West - Vineyard - Stage 1

Address: 354 Commercial Road Vineyard NSW

Full turnkey exluding site cost

\* Smart Home with Add-on Values with No Extra Cost

| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|---------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1022 | 279       | 9        | Depoist Taken | \$513,360.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,360.00             | \$848,360.00                     | Q1 2023           |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,360.00             | \$888,360.00                     |                   |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,360.00             | \$973,360.00                     |                   |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,360.00             | \$980,360.00                     |                   |

| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|---------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1023 | 279       | 9        | Depoist Taken | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |

| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|---------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1024 | 279       | 9        | Depoist Taken | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |

| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|---------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1025 | 279       | 9        | Depoist Taken | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |

| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|-----------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1026 | 279       | 9        | Contract Issued | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |

| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
|------|-----------|----------|-----------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-------------------|
| 1027 | 279       | 9        | Deposit Taken   | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |
| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
| 1028 | 279       | 9        | Contract Issued | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |
| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
| 1029 | 279       | 9        | Deposit Taken   | \$513,544.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,544.00             | \$848,544.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,544.00             | \$888,544.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,544.00             | \$973,544.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,544.00             | \$980,544.00                     |                   |
| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
| 1030 | 279       | 9        | Deposit Taken   | \$513,360.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$833,360.00             | \$848,360.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$873,360.00             | \$888,360.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$953,360.00             | \$973,360.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$960,360.00             | \$980,360.00                     |                   |
| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
| 1031 | 271.4     | 7.5      | Deposit Taken   | \$499,376.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$819,376.00             | \$834,376.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$859,376.00             | \$874,376.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$939,376.00             | \$959,376.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$946,376.00             | \$966,376.00                     |                   |
| Lot  | Land Size | Frontage |                 | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration |
| 1032 | 288       | 7.5      | Available       | \$530,104.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$850,104.00             | \$865,104.00                     | Q1 2023           |
|      |           |          |                 |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$890,104.00             | \$905,104.00                     |                   |
|      |           |          |                 |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$970,104.00             | \$990,104.00                     |                   |
|      |           |          |                 |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$977,104.00             | \$997,104.00                     |                   |

| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration           |
|------|-----------|----------|---------------|--------------|--------------------------|----------------------------------|-------------|-------|-----|------|-----|-----------------|--------------------------|----------------------------------|-----------------------------|
| 1033 | 334       | 6.4      | Available     | \$595,533.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$915,533.00             | \$930,533.00                     | Q1 2023                     |
|      |           |          |               |              | \$345,000.00             | \$365,000.00                     | PORTWAVE M  | 2     | 3   | 2    | 1   | 139             | \$940,533.00             | \$960,533.00                     |                             |
| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration           |
| 1034 | 355       | 7.5      | Deposit Taken | \$632,787.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$952,787.00             | \$967,787.00                     | Q1 2023                     |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$992,787.00             | \$1,007,787.00                   |                             |
|      |           |          |               |              | \$345,000.00             | \$365,000.00                     | PORTWAVE M  | 2     | 3   | 2    | 1   | 139             | \$977,787.00             | \$997,787.00                     |                             |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$1,072,787.00           | \$1,092,787.00                   |                             |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$1,079,787.00           | \$1,099,787.00                   |                             |
| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration           |
| 1035 | 310.2     | 7.5      | Available     | \$552,931.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$872,931.00             | \$887,931.00                     | Q1 2023                     |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$912,931.00             | \$927,931.00                     |                             |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$992,931.00             | \$1,012,931.00                   |                             |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$999,931.00             | \$1,019,931.00                   |                             |
| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration           |
| 1036 | 301.4     | 7.5      | Deposit Taken | \$537,245.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$857,245.00             | \$872,245.00                     | Q1 2023                     |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$897,245.00             | \$912,245.00                     |                             |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$977,245.00             | \$997,245.00                     |                             |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$984,245.00             | \$1,004,245.00                   |                             |
| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Land Registration           |
| 1037 | 357.6     | 8.2      | Deposit Taken | \$569,567.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$889,567.00             | \$904,567.00                     | Q1 2023                     |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$929,567.00             | \$944,567.00                     |                             |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$1,009,567.00           | \$1,029,567.00                   |                             |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$1,016,567.00           | \$1,036,567.00                   |                             |
| Lot  | Land Size | Frontage |               | Land Price   | Smart Choice Build Price | Smart Choice Premium Build Price | House Type  | Level | Bed | Bath | Car | House Size(SQM) | Smart Choice Build Price | Smart Choice Premium Build Price | Estimated Land Registration |
| 1021 | 503       | CNR      | Deposit Taken | \$781,373.00 | \$320,000.00             | \$335,000.00                     | MARGERET 14 | 1     | 3   | 2    | 1   | 133             | \$1,101,373.00           | \$1,116,373.00                   | Q1 2023                     |
|      |           |          |               |              | \$360,000.00             | \$375,000.00                     | MARGERET 16 | 1     | 3   | 2    | 2   | 150             | \$1,141,373.00           | \$1,156,373.00                   |                             |
|      |           |          |               |              | \$440,000.00             | \$460,000.00                     | JULIET T    | 2     | 4   | 3    | 2   | 214             | \$1,221,373.00           | \$1,241,373.00                   |                             |
|      |           |          |               |              | \$447,000.00             | \$467,000.00                     | JULIET M    | 2     | 4   | 3    | 2   | 214             | \$1,228,373.00           | \$1,248,373.00                   |                             |