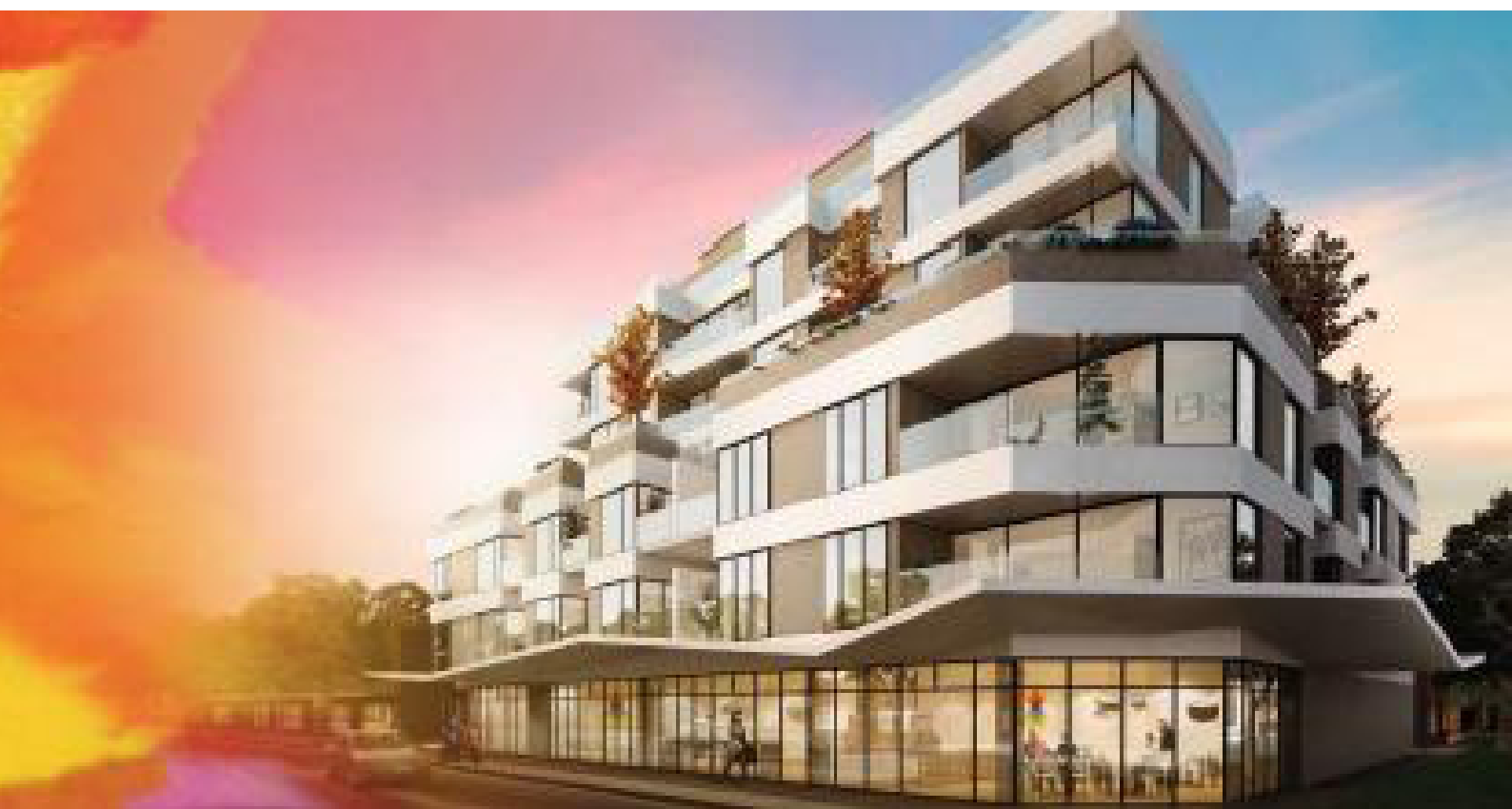


ELANA

483 GLEN HUNTLEY RD,
ELSTERNWICK



EXECUTIVE SUMMARY

Elana Apartments, 483 Glen Huntley Road, Elsternwick



THE DEVELOPER

With 20 years' experience in the field of construction and property development, Circa Property Group is synonymous with leading edge, award winning property development. With close to \$400 million worth of projects completed or under development, Circa has an enviable track record of delivering quality and stylish residential projects both locally in Melbourne and abroad.

<http://www.circapropertygroup.com.au/>

ARCHITECTURE & INTERIOR DESIGN

The Buchan Group is a global architectural group, with seven locations in Australia, New Zealand, London, Shanghai and Dubai. Their founding principles are excellence in design and delivery, and an abiding commitment to sustainability. They believe that creativity and vision, blended with analysis and pragmatism, are the essence of good design.

Buchan Group has been the design team behind some of Australia's most recognisable residential, hotel and commercial projects including: The Park Hyatt, Melbourne; Treasury Hotel & Casino, Brisbane; Q1, Gold Coast; Woolloomooloo Wharf, Sydney.

<http://buchan.com.au/projects>

LOCATION

Situated 9 kms from Melbourne CBD, Elana Apartments is located in the heart of Elsternwick shopping, food and entertainment precinct. With Trams at door step and Elsternwick Train Station within walking distance, Elana offers excellent transport, lifestyle and amenity in one of Melbourne's most established suburbs.

- 9kms to Melbourne CBD.
- 500m to Elsternwick Train Station.
- 900m to Elsternwick Park, 400m to Hopetown Gardens.
- 2.5kms to Elwood Beach.
- 50m to Glen Huntly Road Trams.
- Walk to Glen Huntly Road shopping, cafes, movies and entertainment.
- 1.2km Caulfield Hospital.
- 1.2km Caulfield Grammar School.

CONSTRUCTION TIMELINES

Proposed construction commencement date: Construction has commenced.

Proposed completion date: January 2016.

KEY FEATURES

- Boutique block of 49 one & two bedroom apartments.
- All apartments come with parking & storage.
- Thoughtful designs with efficient use of space and ample natural light to all bedrooms.

APARTMENT MIX

TYPE	SIZE	PRICE GUIDE	ESTIMATED RENTS
1 Bedroom with parking	45m ² to 52.5 Internal + Balcony	From \$437,000 to \$505,000	\$350 to \$400 per week
2 Bedroom + 1 Bath + Parking	59m ² to 65m ² Internal + Balcony	From \$570,000 to \$660,000	\$500 to \$560 per week
2 Bedroom + 2 Bath + Parking	62.5m ² to 76m ² Internal + Balcony	From \$590,000 to \$677,000	\$550 to \$600 per week



Elana - 483 Glen Huntly Road, Elsternwick

Level 1																
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forecast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status	
1.02	112	S2	2	2	1	67	22.3	89.3	\$607,000.00	North	\$4,175.00	\$2,500.00	\$1,500.00	\$700.00		
1.03	111	S3	2	2	1	67.5	22.6	90.1	\$615,000.00	North	\$4,295.00	\$2,500.00	\$1,500.00	\$700.00		
1.08	106	S8	1	1	1	47.5	7.8	55.3	\$437,000.00	South	\$2,372.00	\$1,700.00	\$1,100.00	\$500.00		
1.11	103	S11	1	1	1	52.5	7.8	60.3	\$460,000.00	South	\$2,510.00	\$1,700.00	\$1,100.00	\$500.00		
1.12	102	S12	2	1	1	59.5	7.5	67	\$570,000.00	South + West	\$3,620.00	\$2,200.00	\$1,300.00	\$600.00		

Level 2																
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forecast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status	
2.02	212	S14	2	2	1	67	8	75	\$615,000.00	North	\$4,295.00	\$2,500.00	\$1,500.00	\$700.00		
2.03	211	S15	2	2	1	67.5	9	76.5	\$630,000.00	North	\$4,520.00	\$2,500.00	\$1,500.00	\$700.00		
2.04	210	S16	2	2	1	62.5	8	70.5	\$595,000.00	North + East	\$3,995.00	\$2,500.00	\$1,500.00	\$700.00		

Level 3																
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forecast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status	
3.01	301	S25	1	1	1	49.5	8.8	58.3	\$475,000.00	North + West	\$2,600.00	\$1,700.00	\$1,100.00	\$500.00		
3.02	307	S26	2	2	1	67	8.1	75.1	\$630,000.00	North	\$4,520.00	\$2,500.00	\$1,500.00	\$700.00		

Level 4																
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forecast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status	
4.02	407	S33	2	2	1	67	8.1	75.1	\$635,000.00	North	\$4,595.00	\$2,500.00	\$1,500.00	\$700.00		
4.03	406	S34	2	2	1	67.5	8.1	75.6	\$645,000.00	North	\$4,745.00	\$2,500.00	\$1,500.00	\$700.00		
4.04	405	S35	2	1	1	59.5	8.5	68	\$585,000.00	North + East	\$3,845.00	\$2,200.00	\$1,300.00	\$600.00		
4.06	403	S37	2	1	1	58	8.6	66.6	\$575,000.00	South	\$3,695.00	\$2,200.00	\$1,300.00	\$600.00		

Level 5																
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forecast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status	
5.01	501	S39	1	1	1	49.5	8.9	58.4	\$500,000.00	North + West	\$2,750.00	\$1,700.00	\$1,100.00	\$500.00		
5.02	507	S40	2	2	1	67	8.1	75.1	\$660,000.00	North	\$4,970.00	\$2,500.00	\$1,500.00	\$700.00		
5.03	506	S41	2	2	1	67.5	8.1	75.6	\$670,000.00	North	\$5,120.00	\$2,500.00	\$1,500.00	\$700.00		
5.04	505	S42	2	1	1	59.5	8.5	68	\$597,000.00	North + East	\$4,025.00	\$2,200.00	\$1,300.00	\$600.00		
5.06	503	S44	2	1	1	58	8.6	66.6	\$587,000.00	South	\$3,875.00	\$2,200.00	\$1,300.00	\$600.00		

Level 6																
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Retail																
Apt	Lot Number					Internal m2			Asking Price							
1	G01					89			\$688,000.00							
2	G02					90			\$695,000.00							
3	G03					89			\$688,000.00							
4	G04					66			\$612,000.00							