

137 ROSANNA ROAD ROSANNA VIC 3084 - ESTIMATED SELLING PRICE SCHEDULE



ROSANNA 137 Rosanna Road					[HYLTON]	Construction Start: JUN-2021	Construction Finish: NOV-2021	Anticipated Settlement: DEC-2021	Builder: 1SB	Land Value: \$300,000				
UNIT	LEVELS	BEDS	BATH	CAR SPACE	GROUND (m2)	FIRST (m2)	TOTAL LIVING (m2)	PORCH/GARAGE/BALCONY (m2)	TOTAL BUILD (m2)	SECLUDED POS (m2)	TOTAL POS (m2)	PRICE (\$)	COUNCIL RATES (pa)*	OC LEVY (pa)
1	2	3+STUDY	2	GARAGE + CAR SPACE	61.9	58.2	120.1	25.7	145.8	40.2	163.7	\$985,000	\$2,172	\$617
2	2	3+STUDY	2	GARAGE + CAR SPACE	55.5	60.2	115.7	24.9	140.6	39.6	63.1	\$965,000	\$2,172	\$617
3	2	3+STUDY	2	GARAGE + CAR SPACE	55.5	53.5	109.0	26.8	135.8	46.5	89.6	\$965,000	\$2,172	\$617

All areas are extracted from TP ARCHITECTURAL PLANS PREPARED BY DSP ARCHITECTS / JOB No: 1286 / TP06 REV A / Date: 08-04-2019

* [COUNCIL RATES] This is an approximate council rates and should not be considered as actual amount