



THE ANDERSON COLLECTION

THE ANDERSON COLLECTION

9 Anderson Street Pascoe Vale South

19 townhouses designed by Freadman White Architects

Two bedroom from \$789,000

Three bedroom from \$799,000

Timing:

Construction commencing: Q3 2022

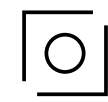
Estimated completion: Q3 2023

FOR OVER 20 YEARS, BRANSON GROUP
HAS BEEN BUILDING QUALITY HOMES
FOR DISCERNING CLIENTS ACROSS
MORE THAN 50 PROJECTS.

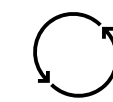


ESTABLISHED IN

2000



REPEAT BUSINESS
FROM LOYAL
CUSTOMERS



PROPERTIES EXCEED
EXPECTATIONS
WHEN RE-SOLD



OVER 50
PROJECTS

With a background in architecture and construction, Branson Group director Ben Atanasovski has the skillset needed to secure the very best sites in the market, design timeless projects with enduring beauty and deliver homes to the highest of standards, every time.


BEN ATANASOVSKI
MANAGING DIRECTOR



LOCAL MARKET EXPERT



53 FOSTERS RD

64 WHEATSHEAF RD



THE HIGH COLLECTION
25 TOWNHOMES
FROM \$670,000

THE BELMONT COLLECTION
107 TOWNHOMES
FROM \$650,000



THE EDWARDES COLLECTION
16 TOWNHOMES
\$699,000 - \$825,000



16° NORTH
16 TOWNHOMES
\$575,000 - \$645,000



THE ANDERSON COLLECTION
19 TOWNHOMES
FROM \$799,000



KAIZEN
14 TOWNHOMES
\$699,000 - \$945,000



THE NAPIER COLLECTION
12 TOWNHOMES
+ 3 APARTMENTS
FROM \$1,195,000



CITRINE
8 TOWNHOMES
\$995,000 - \$1,450,000

138 HOFFMANS RD

85 WOODLAND ST

25 ALBERT ST

81 MARKET ST

27 PEARL ST

122 COOPER ST

7 MARY ST

406-408 BUCKLEY ST

2-4 NIMMO ST

THE LINCOLN COLLECTION

1 ST KINNORD ST

43 ALBION ST

THE MONTGOMERY

24 PARK ST

38-40 BREESE ST

232 ST. GEORGES RD

341 ST. GEORGES RD

35 BEACONSFIELD PDE

1 SPENCER ST

3 CLEVELAND ST

16 SEPARATION ST

9 ST GEORGES RD

32 ST GEORGES RD

13 HUNTLY ST

25 PATTISON ST

12-14 LEONARD CRESCENT

20-26 LEONARD CRESCENT

ELYSIAN FOOTSCRAY

14 ORMOND ST

LOCAL MARKET EXPERT

THE RESERVOIR SERIES (HIGH STREET)

26 townhouses across two sites

Completed within 10 months
during 2021 Covid Restrictions
100% valuations of contract price

TESTIMONIAL

“We could not be happier with our new home”

“Branson Group were incredibly easy to deal with”

“We will definitely be buying from Branson Group
again and telling our friends to do the same”



QUALITY
RENDER VS. REALITY
THE RESERVOIR SERIES (HIGH STREET)



RENDER



REALITY

QUALITY
RENDER VS. REALITY
THE RESERVOIR SERIES (HIGH STREET)



RENDER



REALITY

LOCAL MARKET EXPERT

CITRINE ESSENDON

7 OVERMAN COURT ESSENDON

8 townhouses sold out in weeks
Priced \$995,000 - \$1,450,000
completed in 2018

TESTIMONIAL

"Our family has had the most wonderful experience dealing with the Branson Group. We could not be happier with the support, continued updates and outcomes from the entire team at Branson Group"

Carmen and Sean



QUALITY
RENDER VS. REALITY
CITRINE ESSENDON



RENDER



REALITY

QUALITY
RENDER VS. REALITY
CITRINE ESSENDON



RENDER



REALITY

QUALITY
RENDER VS. REALITY
ELYSIAN FOOTSCRAY



RENDER



REALITY



Townhouse/Villa
Up to \$500k



Townhouse/Villa
Development Up to
\$500k per dwelling

QUALITY
RENDER VS. REALITY
SAINTLY PLACE



RENDER



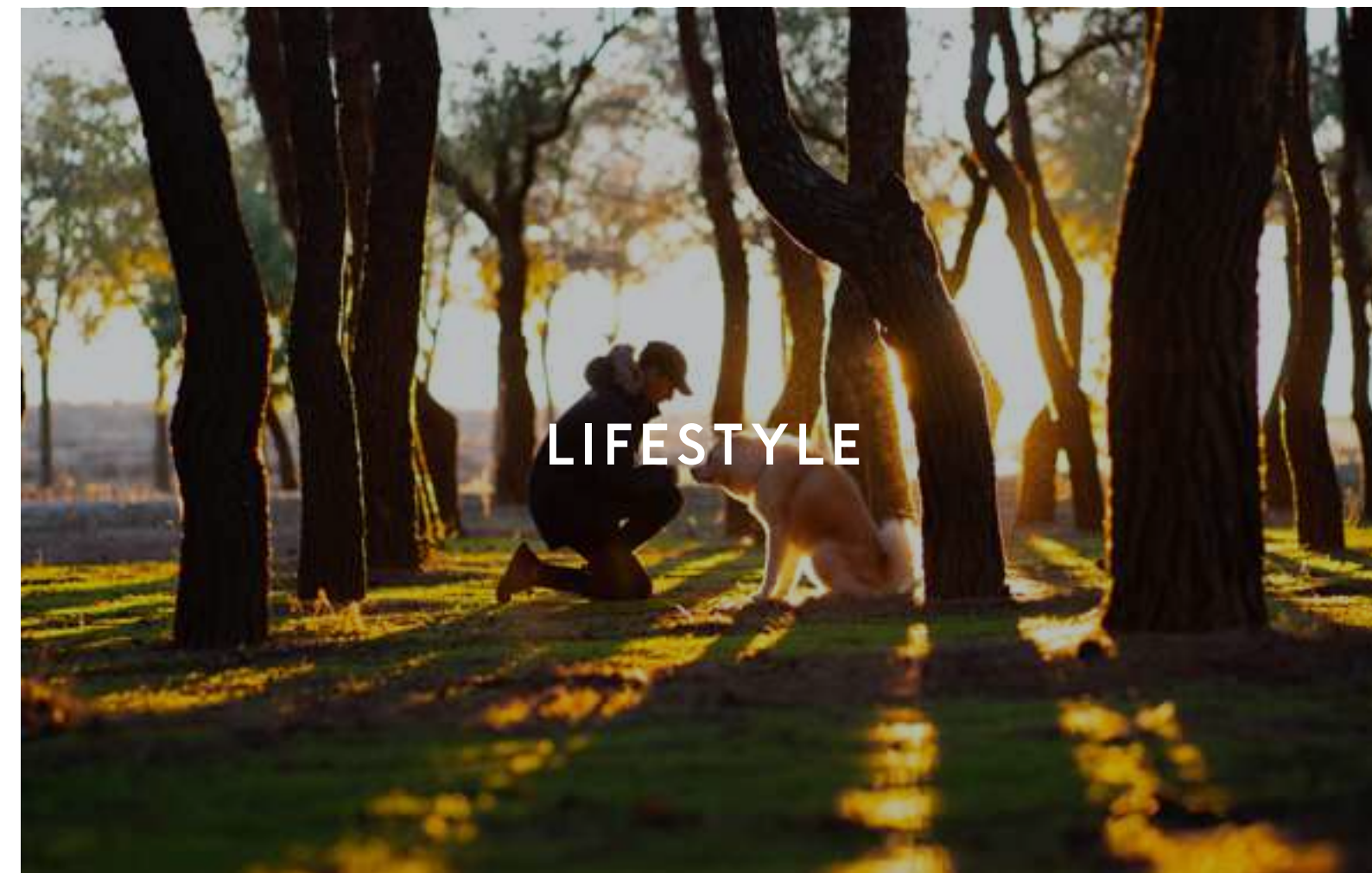
REALITY



WHY BRANSON

INVESTMENT
DESIGN
QUALITY

INVESTMENT
BRANSON GROUP SELECTION CRITERIA



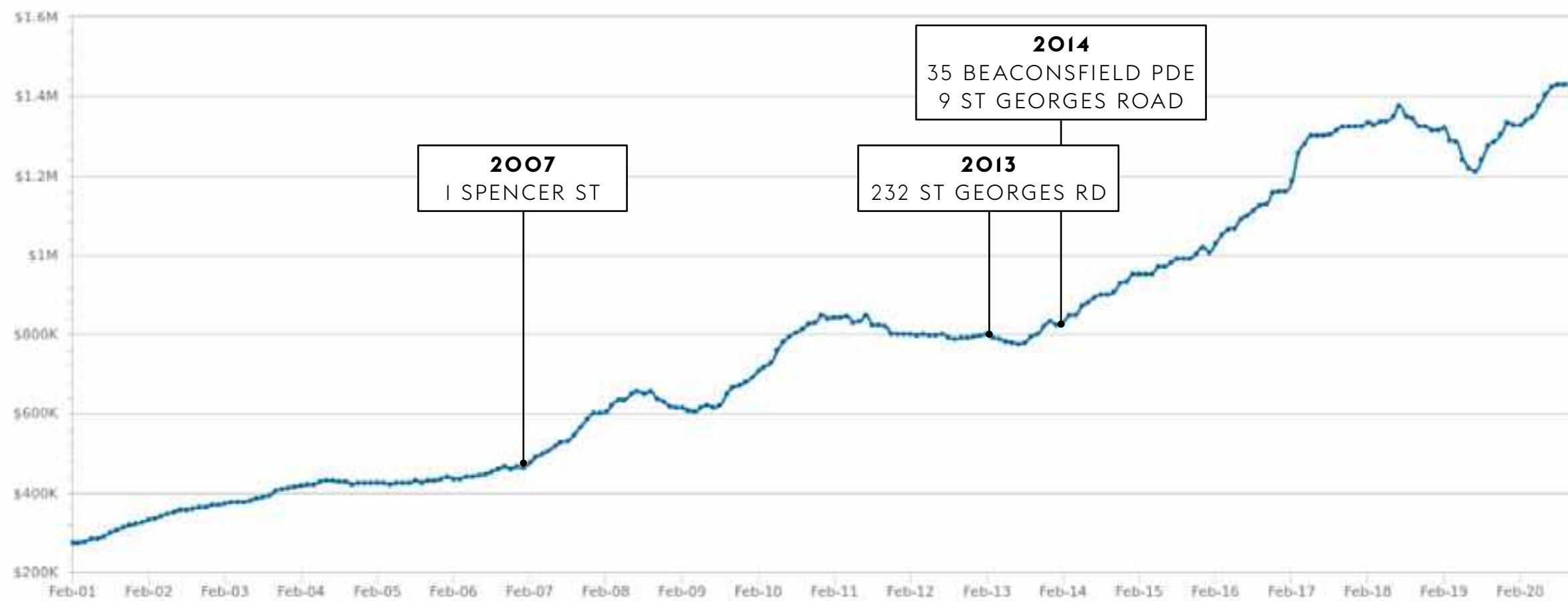
INVESTMENT
FOCUS ON HIGH GROWTH MARKETS

NORTHCOTE

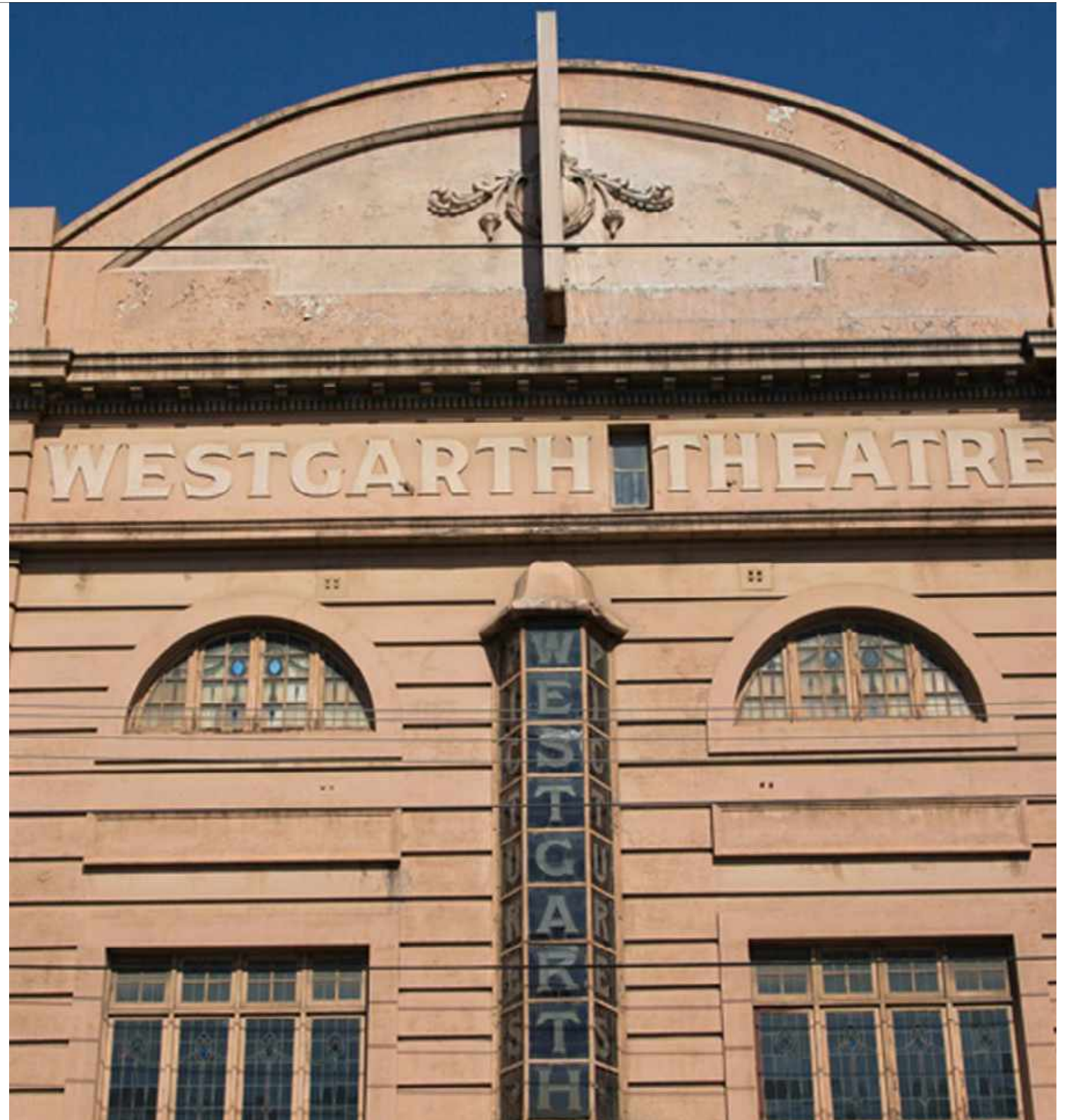
One of Melbourne's best performing suburbs over the past 10 years based on:

- Exceptional lifestyle offering
- Excellent accessibility into the CBD

Median Sale Price - 20 years (House)



Source: SQM Research



INVESTMENT
FOCUS ON HIGH GROWTH MARKETS

ESSENDON

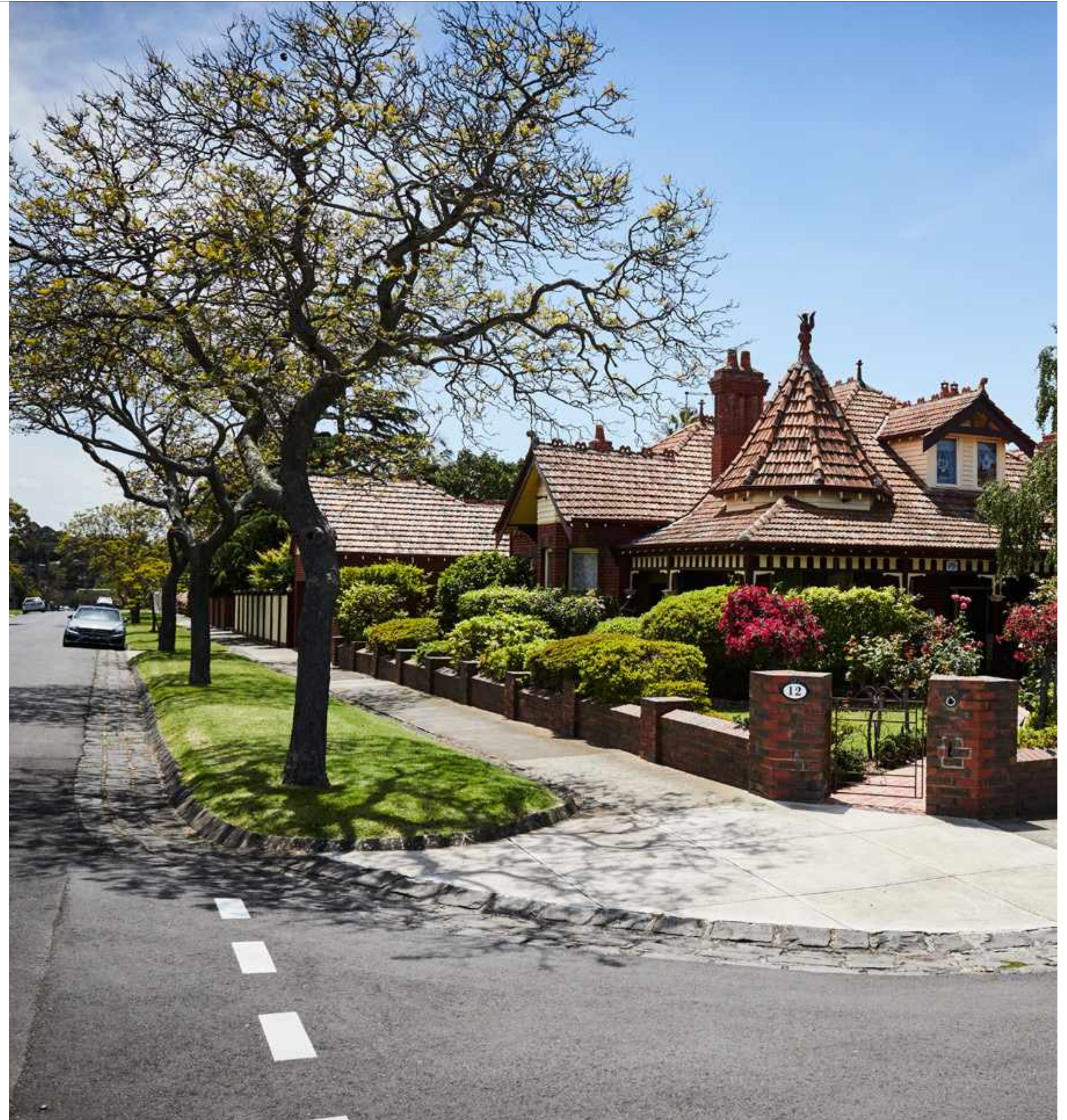
Regarded as the Toorak of the inner North, Essendon has enjoyed very strong growth in recent years thanks to:

- Quality schools
- Outstanding family amenity
- Beautiful streets and heritage properties

Median Sale Price - 20 years (House)



Source: SQM Research



INVESTMENT
FOCUS ON HIGH GROWTH MARKETS

PRESTON

Preston is in the midst of a sharp upward trajectory based on:

- Exceptional lifestyle offering
- Excellent accessibility into the CBD
- Outstanding affordability

PROJECTS

2016	396 MURRAY ROAD
2017	36 CRAMER STREET

Median Sale Price - 20 years (House)



Source: SQM Research



INVESTMENT
FOCUS ON HIGH GROWTH MARKETS

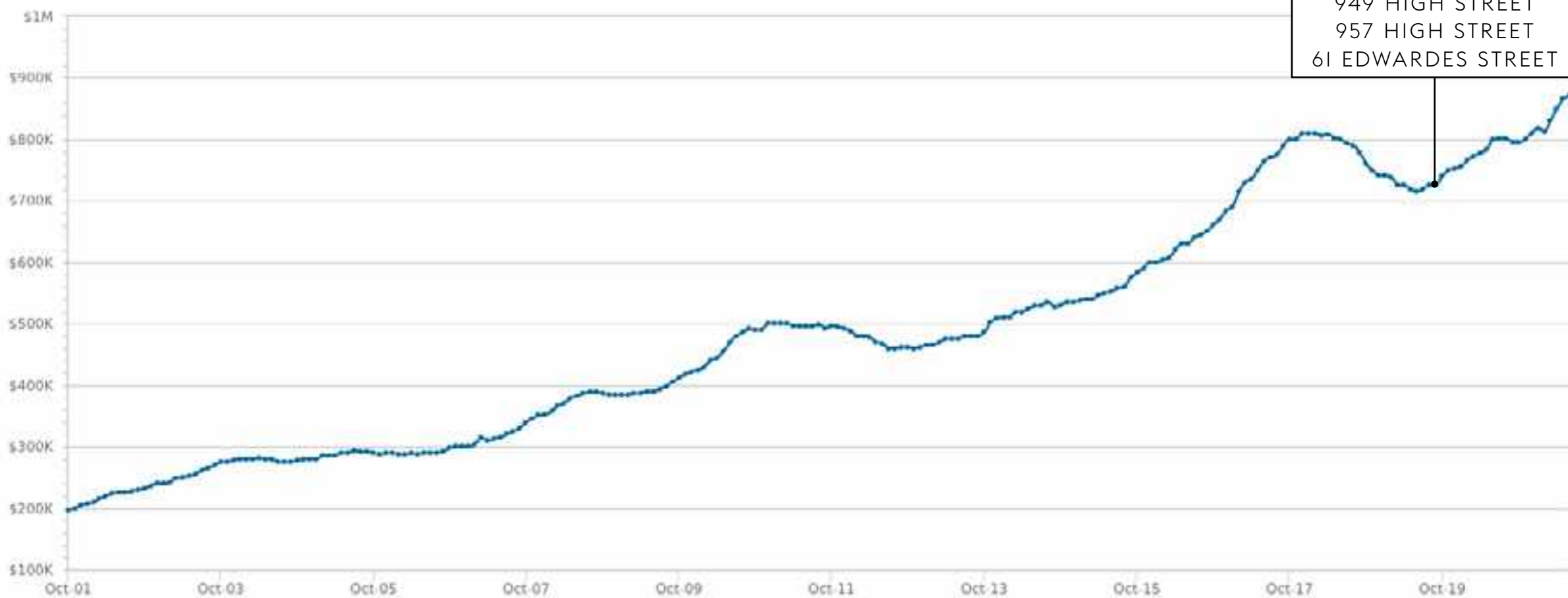
RESERVOIR

Reservoir has undergone a rapid transformation off the back of significant government spending including \$232m train station upgrade. Reservoir has experienced capital growth of 13.8% over past 12 months.

PROJECTS

2019	949 HIGH STREET
2019	957 HIGH STREET
2019	61 EDWARDES STREET

Median Sale Price – 20 years (House)



Source: SQM Research





INVESTMENT

WHY PASCOE VALE SOUTH



MELBOURNE CBD

DOCKLANDS

PRINCES PARK

MELBOURNE ZOO

FLEMINGTON RACECOURSE

MOONEE VALLEY RACECOURSE

MOONEE PONDS ACTIVITY CENTRE

BRUNSWICK WEST

CITYLINK

CROSS KEYS RESERVE

STRATHMORE TRAIN STATION

10.7KM TO CBD

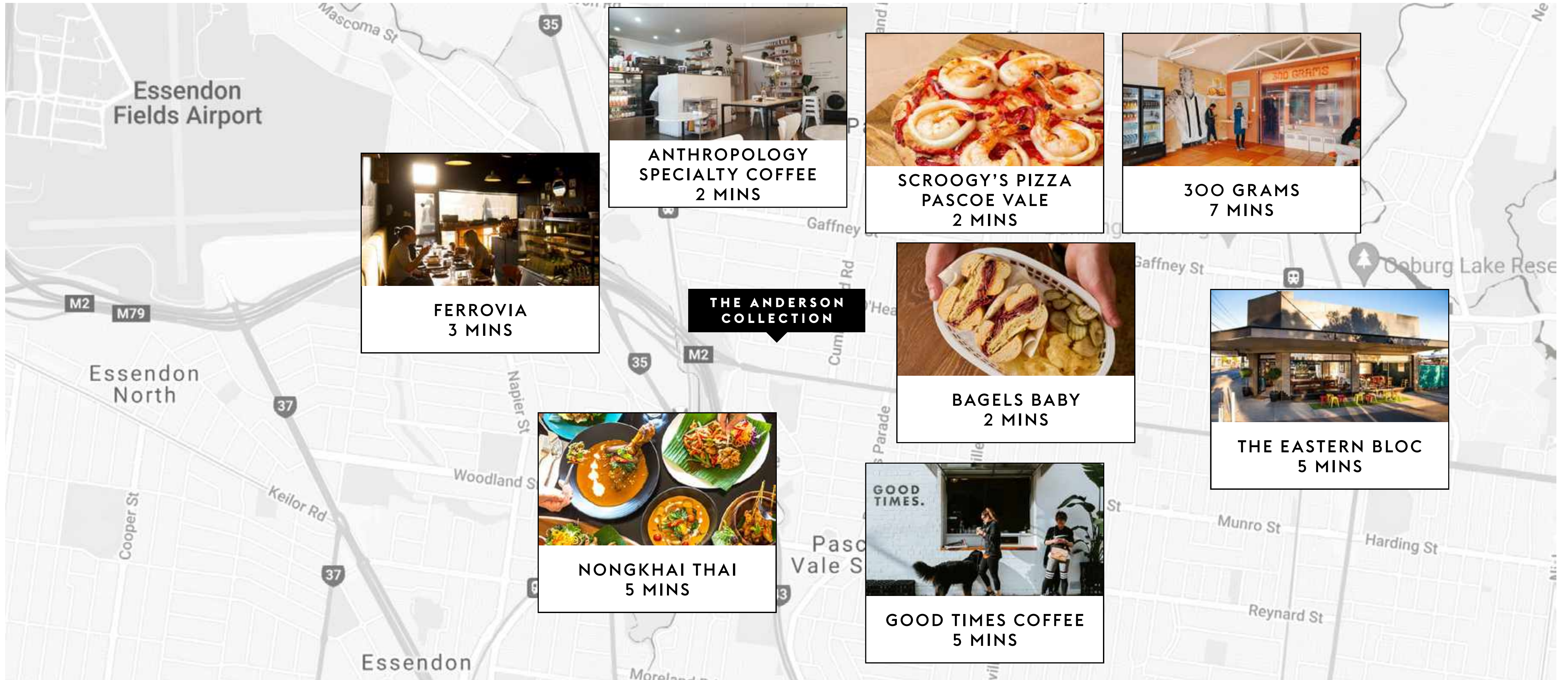
TULLAMARINE FWY
— DIRECT ACCESS TO CBD

BREARLEY RESERVE

STRATHMORE SECONDARY COLLEGE

THE ANDERSON COLLECTION

WHY PASCOE VALE SOUTH - LIFESTYLE
RESTAURANTS, BARS AND CAFES



FERROVIA
3 MINS



**ANTHROPOLOGY
SPECIALTY COFFEE**
2 MINS



**SCROOGY'S PIZZA
PASCOE VALE**
2 MINS



300 GRAMS
7 MINS

**THE ANDERSON
COLLECTION**



BAGELS BABY
2 MINS



THE EASTERN BLOC
5 MINS



NONGKHAI THAI
5 MINS



GOOD TIMES COFFEE
5 MINS

WHY PASCOE VALE SOUTH – LIFESTYLE
PARKS AND RECREATION

The Anderson Collection

LEBANON RESERVE
6 MINS

AUSTIN CRESENT RESERVE
5 MINS

COBURG LAKE RESERVE
8 MINS

BUCKLEY PARK
10 MINS

HARMONY PARK
5 MINS

NAPIER PARK
5 MINS

BREARLEY RESERVE
3 MINS

BRIDGES RESERVE
7 MINS

Essendon Fields Airport

Mascoma St

35

Cumberland St

Derby St

Coburg North

Pascoe Vale

Bunnings Coburg

Gaffney St

Strathmore

37

M2

O'Hea St

Moonie Ponds Creek Linear Reserve

Cooper St

Keilor Rd

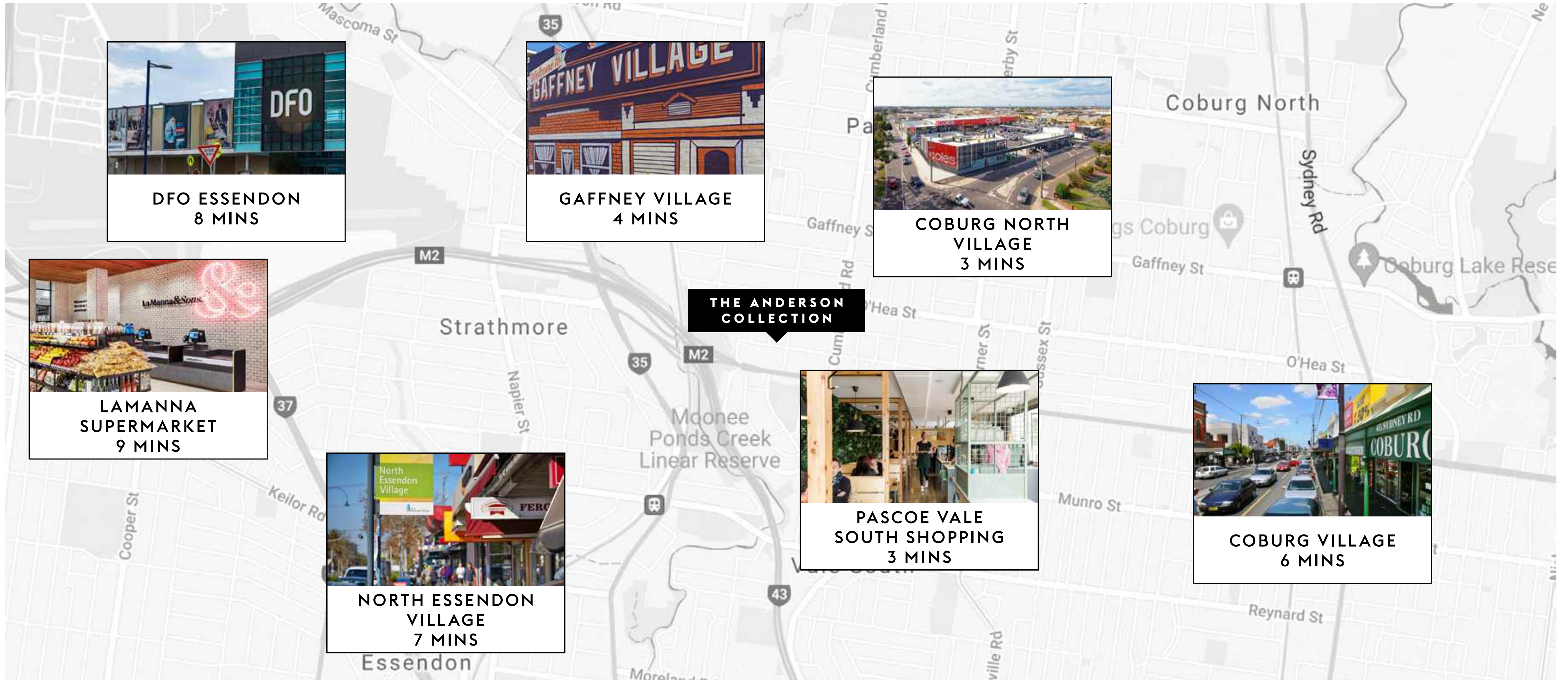
37

Munro

Moreland

ville Rd

WHY PASCOE VALE SOUTH – LIFESTYLE
SHOPPING



DFO ESSENDON
8 MINS



GAFFNEY VILLAGE
4 MINS



COBURG NORTH VILLAGE
3 MINS



LAMANNA SUPERMARKET
9 MINS



NORTH ESSENDON VILLAGE
7 MINS



PASCOE VALE SOUTH SHOPPING
3 MINS



COBURG VILLAGE
6 MINS

THE ANDERSON COLLECTION

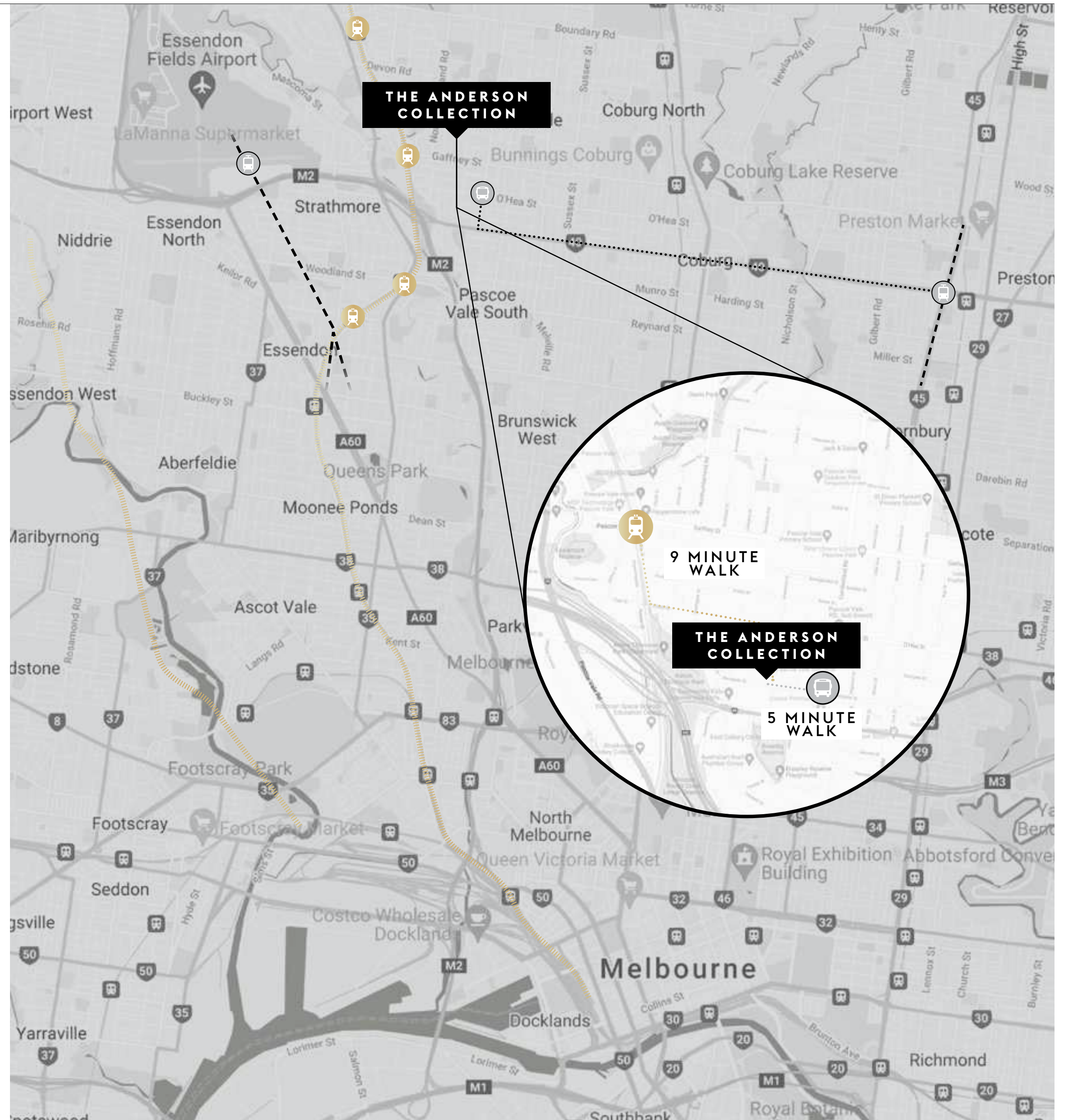
WHY PASCOE VALE SOUTH
ACCESSIBILITY

33 MIN **21 MIN** **42 MIN**

WITH BUS & TRAM TO CBD

FROM PASCOE VALE TRAIN
STATION TO CBD

CYCLING TO THE CBD



WHY PASCOE VALE SOUTH - AFFORDABILITY

PASCOE VALE SOUTH VS COMPARABLE SUBURBS

Pascoe Vale South offers outstanding value in comparison to other suburbs of equal distance to Melbourne CBD. This affordability combined with a quality lifestyle offering is expected to continue to drive demand for the area.



- LIFESTYLE
- AFFORDABILITY
- EDUCATION
- EMPLOYMENT
- LAND SCARCITY
- TRANSPORTATION

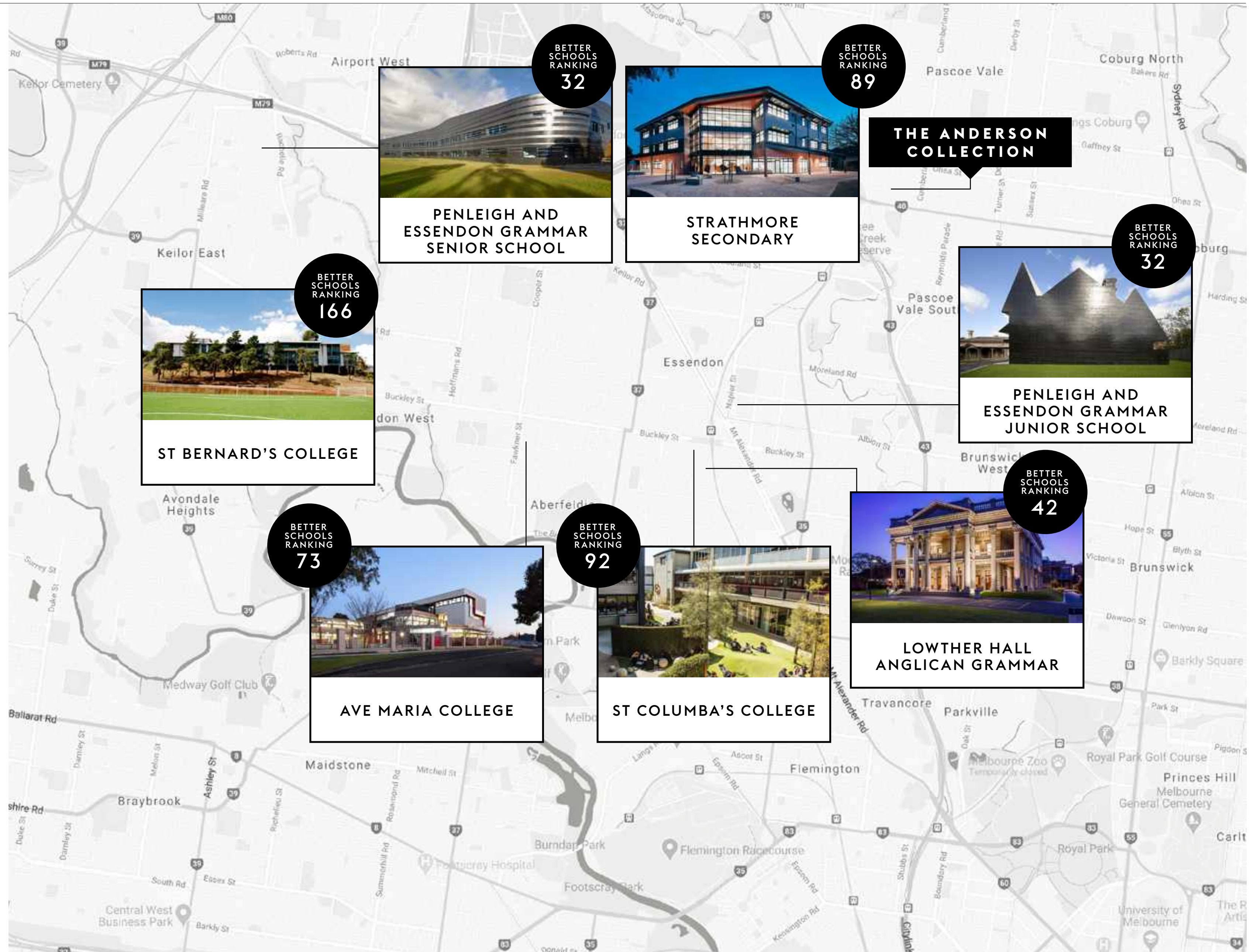
WHY PASCOE VALE SOUTH EDUCATION

Surrounded by some of Melbourne's best schools

OTHER NOTABLE SCHOOL RANKINGS

- Caulfield Grammar (41)
- Lauriston (37)
- St Catherines (39)
- Brighton Grammar (48)
- Xavier College (58)
- Wesley College (62)
- Carey (77)

- LIFESTYLE
- AFFORDABILITY
- EDUCATION
- EMPLOYMENT
- LAND SCARCITY
- TRANSPORTATION



WHY PASCOE VALE SOUTH
EDUCATION



PENLEIGH AND ESSENDON GRAMMAR SCHOOL

State-of-the-art learning
environments across 3 campuses



JUNIOR SCHOOL



MIDDLE SCHOOL



SENIOR SCHOOL

WHY PASCOE VALE SOUTH EDUCATION

Property within the catchment zones of quality public schools continues to achieve above average price growth, to the tune of 10-20% above the suburb average.

House prices in coveted school zones soar as much as 46pc

Popular school zone catchments soared by up to 46 per cent in the year, often outperforming the suburbs they are in, as tight competition among families looking to gain a footing in desirable locations, the Domain Schools Zone report shows.


Sydney dominated the list of best performing school zones compared to a year ago, [reflecting the capitals' stronger](#)

Domain

The Urban Developer | Schools Supercharge Suburb Property Prices

REAL ESTATE | TED TABET | WED 22 SEP 21

Schools Supercharge Suburb Property Prices



Parents are paying a premium up to 20 per cent more than the average for homes in the catchments of highly-regarded schools.

According to Domain's annual School Zones Report, house prices in 88 per cent of primary school catchment zones and 94 per cent of secondary school catchment zones increased during the 12 months to July.

SHARE 2

- EMAIL
- LINKEDIN
- FACEBOOK
- TWITTER
- PRINT

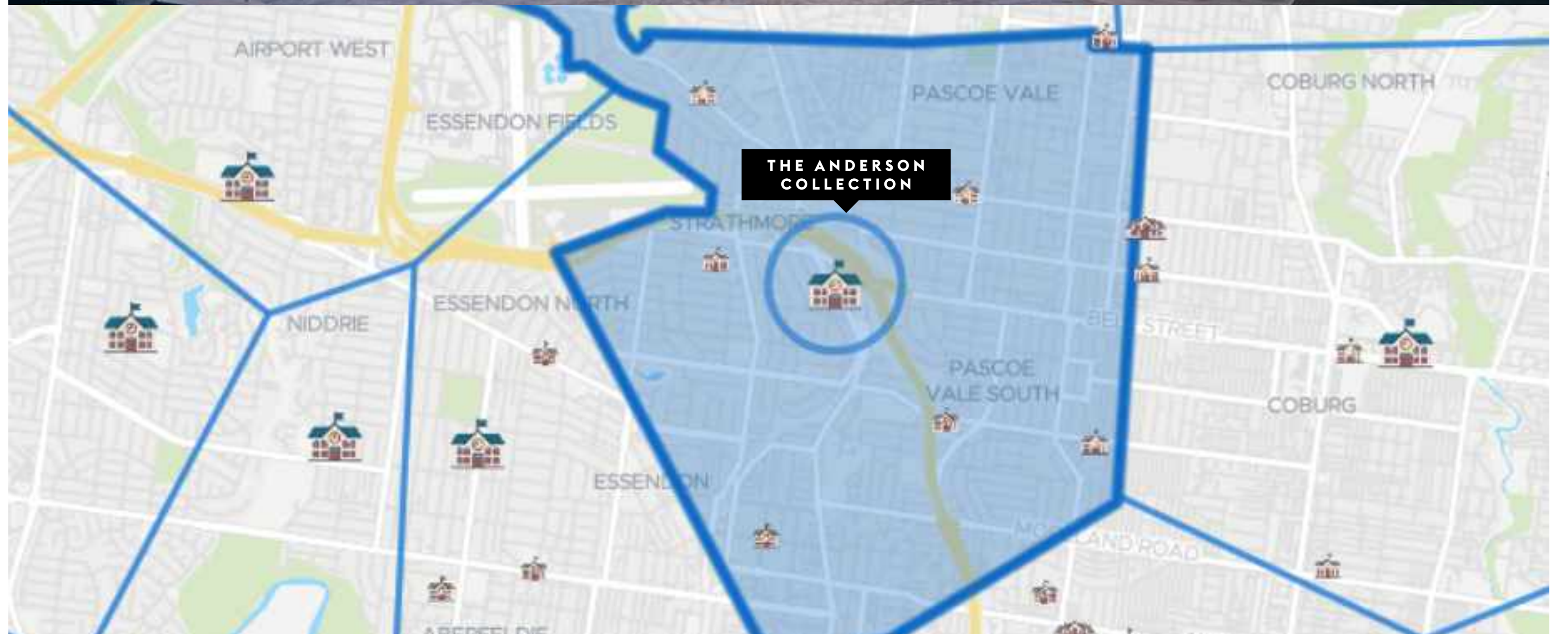


Sophie and Nick cross with daughters Chloe and Lily have bought a house in Eitham to be in their preferred school zone. Photo: Simon Schlueter

How much does it cost to buy a house in Melbourne's most popular school zones?

WHY PASCOE VALE SOUTH
EDUCATION

The Anderson Collection falls within the Strathmore Secondary College Zone which with a Better Schools ranking of 89 is drawing interest from afar.



WHY PASCOE VALE SOUTH

EMPLOYMENT

ESSENDON FIELDS

Undergoing a \$100 million masterplan set to become the biggest office building expansion for Melbourne's north-west

- 18,000SQM OF NEW OFFICE SPACE
- HOME TO OVER 14,000 JOBS

- LIFESTYLE
- AFFORDABILITY
- EDUCATION
- EMPLOYMENT
- LAND SCARCITY
- TRANSPORTATION



WHY PASCOE VALE SOUTH

LAND SCARCITY

LOW SUPPLY OF NEW PROPERTY DRIVES PRICE GROWTH.

Established residential neighbourhood areas with tighter town planning controls generally limits the development of new projects within a given area. This constrained supply, results in buyers competing for existing property in the market, promoting price growth.

- LIFESTYLE
- AFFORDABILITY
- EDUCATION
- EMPLOYMENT
- LAND SCARCITY
- TRANSPORTATION



WHY PASCOE VALE SOUTH - TRANSPORTATION

INFRASTRUCTURE SPENDING

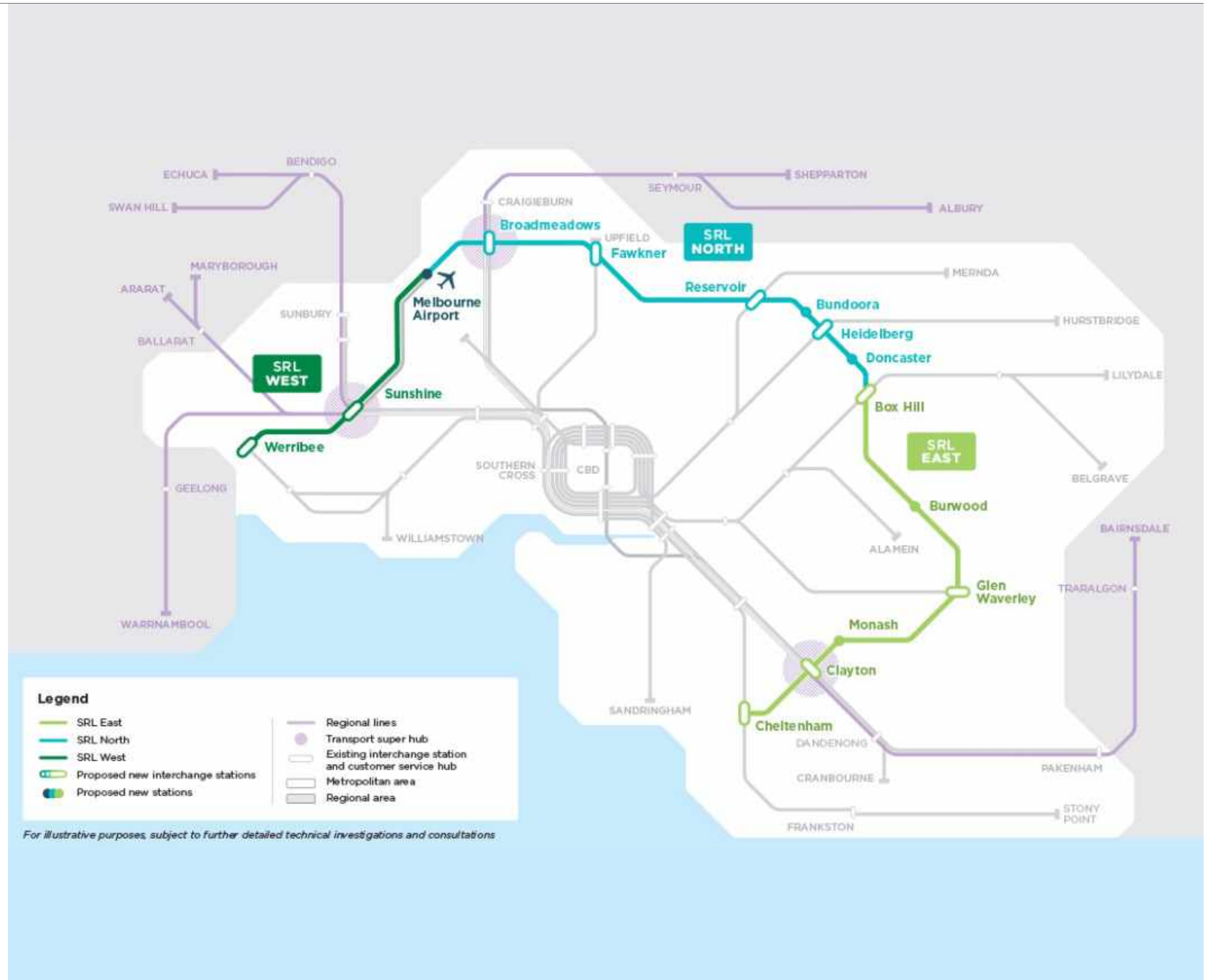
VICTORIA'S BIG BUILD

\$80b of road and rail projects

- Suburban Rail Loop - 90km of rail that will intersect all train main train lines connecting suburbs to jobs, education, health services and Melbourne Airport
- Melbourne Airport Rail Link - \$13b project A new train line (as a part of Suburban Rail Loop) that will connect Melbourne with Sunshine Station and into the Metro tunnel

SOURCE: SUBURBAN RAIL LOOP STRATEGIC DOCUMENT

- ✓ LIFESTYLE
- ✓ AFFORDABILITY
- ✓ EDUCATION
- ✓ EMPLOYMENT
- ✓ LAND SCARCITY
- ✓ TRANSPORTATION





DESIGN



FOR OVER 60 YEARS, THE SITE WAS THE LOCATION OF A MUCH-LOVED LOCAL BALLET SCHOOL. OUR DESIGN PHILOSOPHY PAYS TRIBUTE TO THE SIGNIFICANCE OF THIS SITE, CREATING A NEW DESTINATION FOR THE COMMUNITY.



ARTIST IMPRESSION
ARTIST'S IMPRESSION IS INDICATIVE ONLY.
BUILDING MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



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A WELCOMING
SENSE OF ARRIVAL

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A TRANQUIL GARDEN SETTING

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INTERIORS

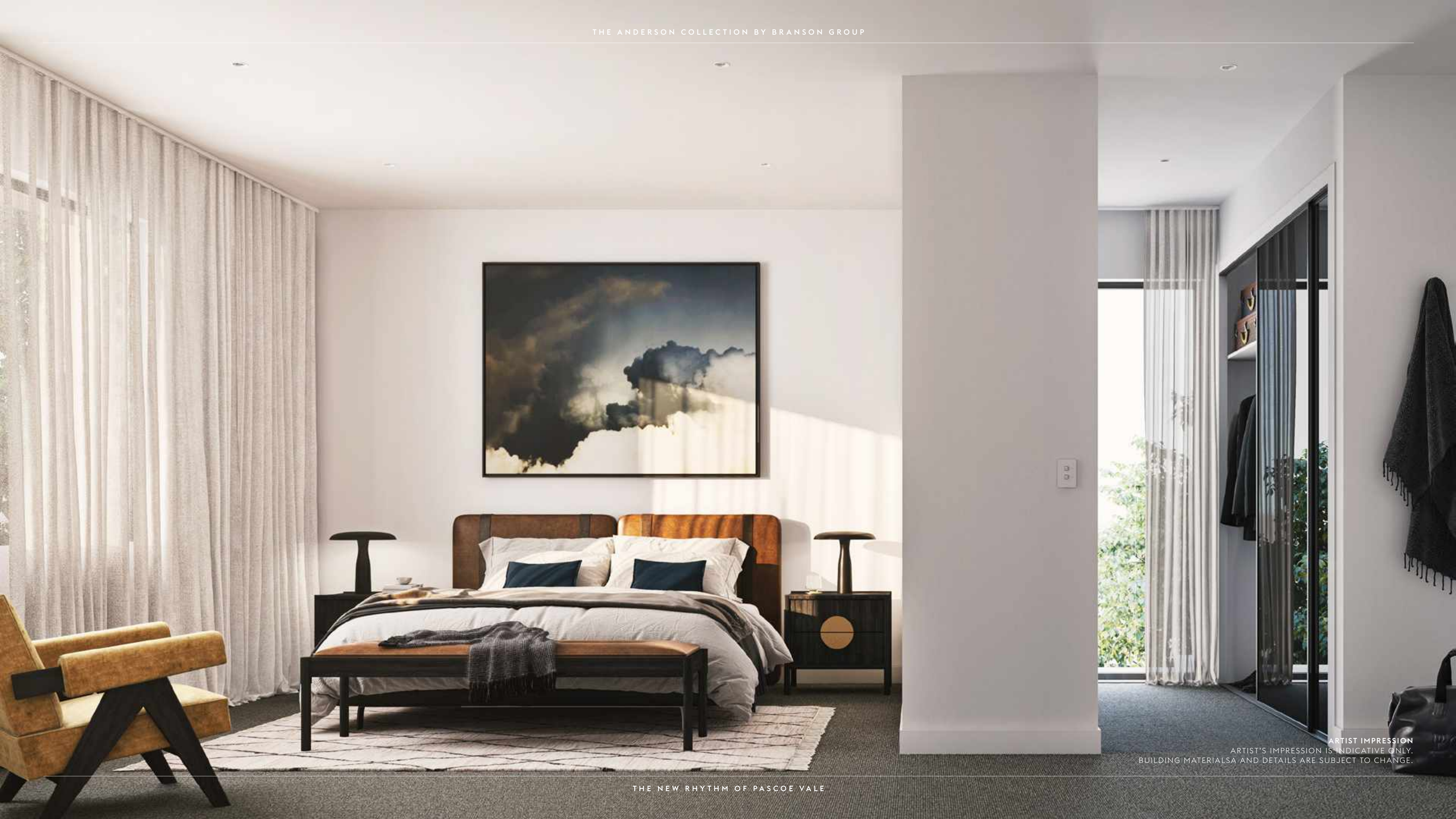
SOPHISTICATED WARMTH



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A TRANQUIL ESCAPE

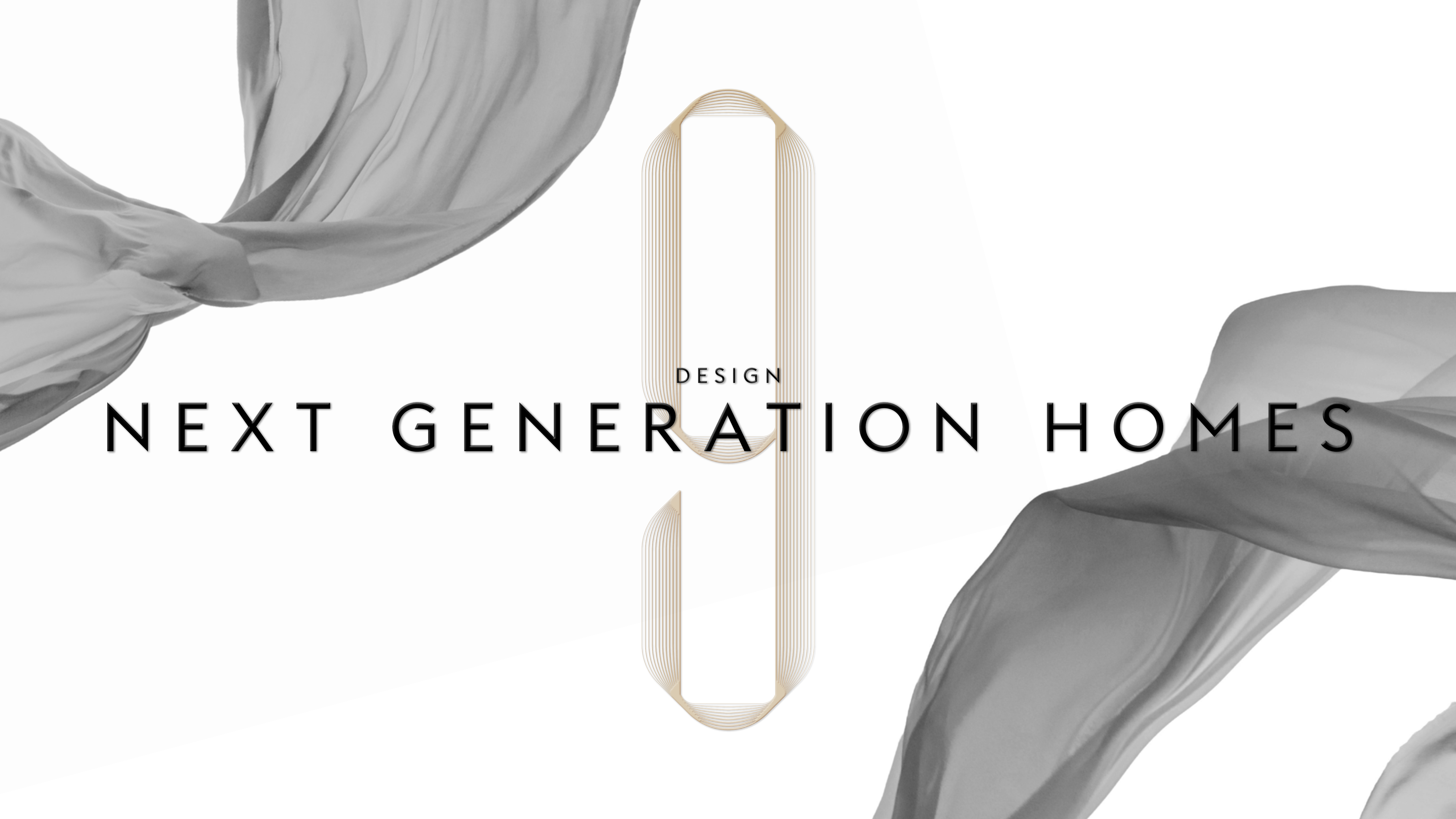
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THE ANDERSON COLLECTION BY BRANSON GROUP

BREATHTAKING VIEWS

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THE NEW RHYTHM OF PASCOE VALE



DESIGN

NEXT GENERATION HOMES



SMART SECURITY

- Gated community with secure intercom access
- Keyless entry option
- CCTV



FUTURE-READY TECHNOLOGY

Future-proof your home and lifestyle

- Home automation options
- Electric bikes provided on site



SUSTAINABILITY

We are focused on achieving a 6-star energy rating with a range of features are designed to minimise the environmental footprint of the properties

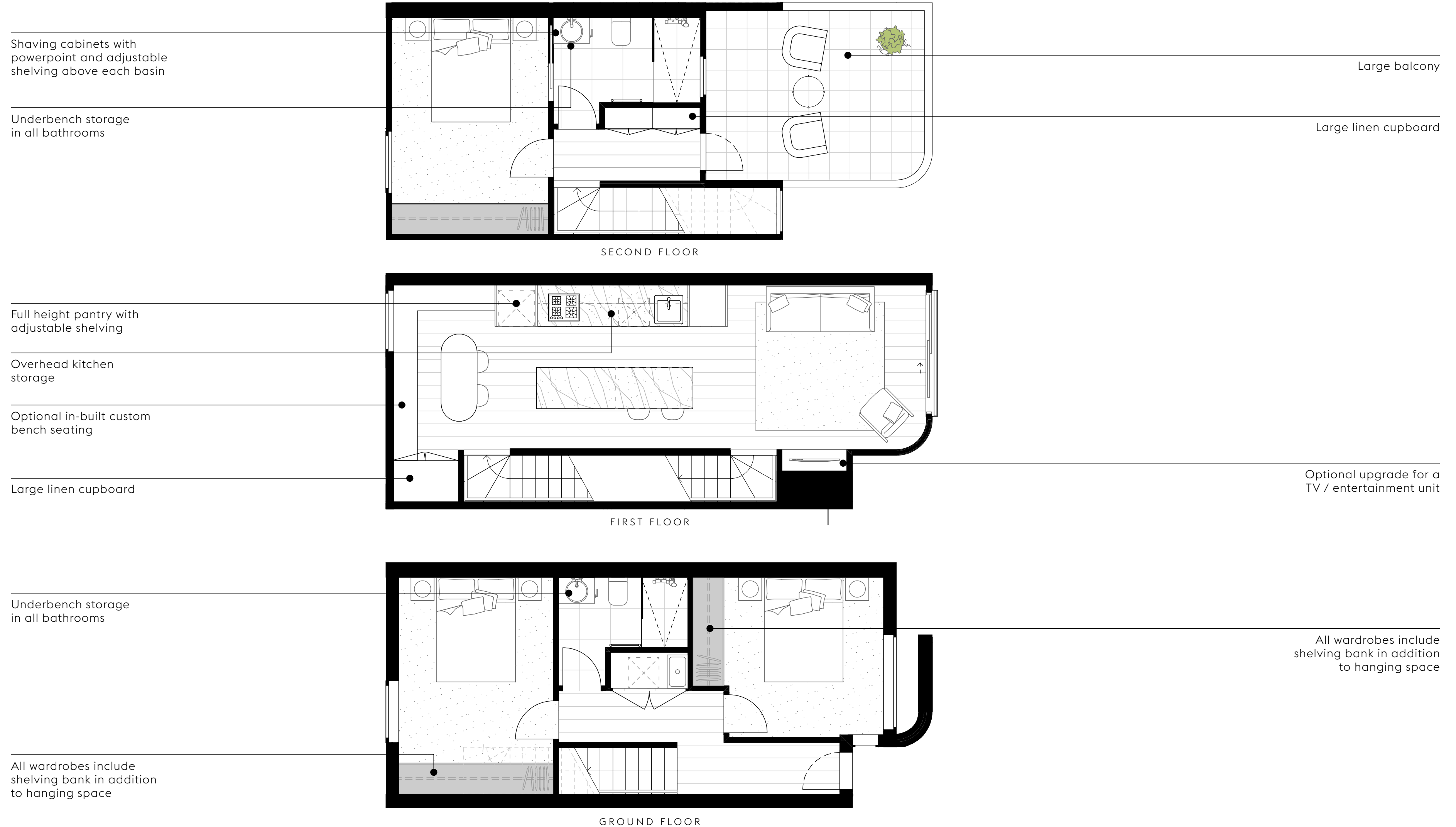
- Edible gardens
- Energy efficient appliances
- Green design with solar and cross-flow ventilation
- Double glazing
- Insulant ODP
- Gas cooking
- Variable speed drives
- Clothes drying
- Water efficient fittings
- Rainwater collection and use
- Permeable paving
- Bicycle parking

NEXT GENERATION HOMES
CLICK AND COLLECT DELIVERY LOCKERS



ARTIST'S IMPRESSION - THE BELMONT COLLECTION
IMAGE IS INDICATIVE OF THE FINISHES FOR THE ANDERSON COLLECTION BUT
NOT A EXACT REPRESENTATION OF THE FINAL PRODUCT.

NEXT GENERATION HOMES
A PLACE FOR EVERYTHING





PROJECT DETAILS



THE ANDERSON
COLLECTION

BASEMENT FLOOR



DEVELOPER



DISCLAIMER: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the properties or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the method of measurement for Residential Property of Property Council of Australia. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the property, including plans, finishes, fixtures, fittings, appliance and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping are indicative only. Refer to level plans for further information. Designed by Studio White Noise.

SITE PLAN



GROUND FLOOR



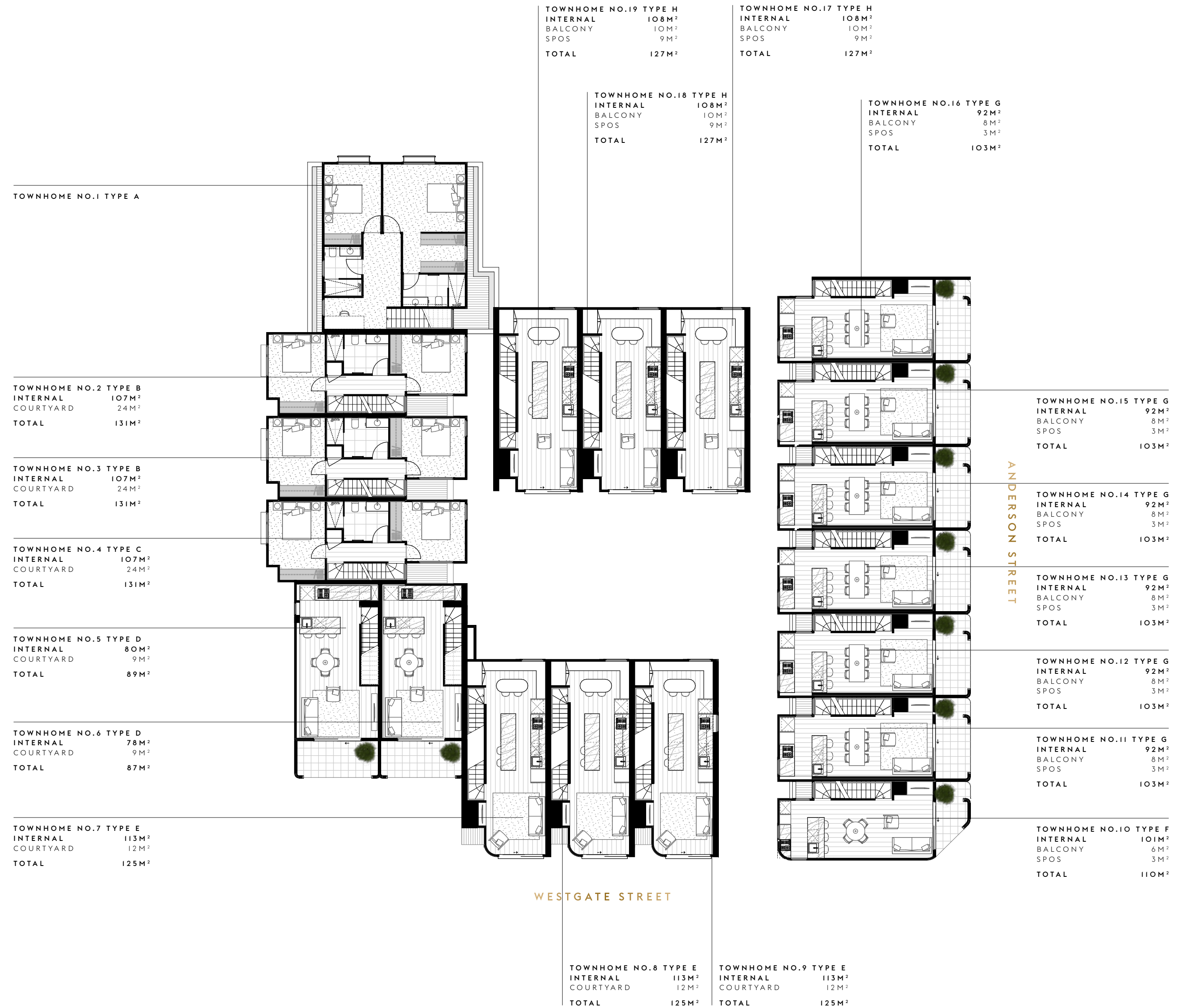
DEVELOPER



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FIRST FLOOR



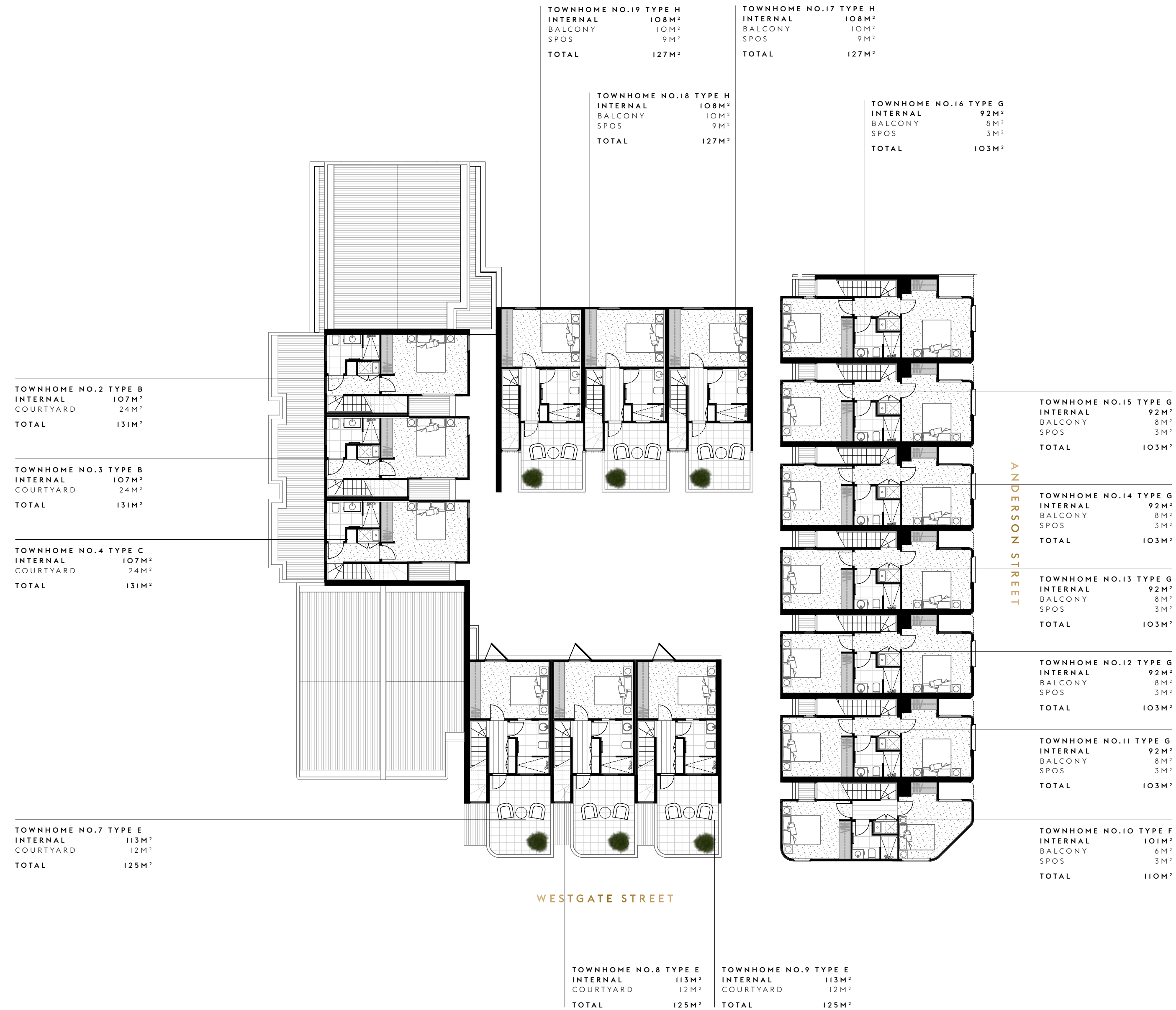
DEVELOPER



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THE ANDERSON
COLLECTION

SECOND FLOOR



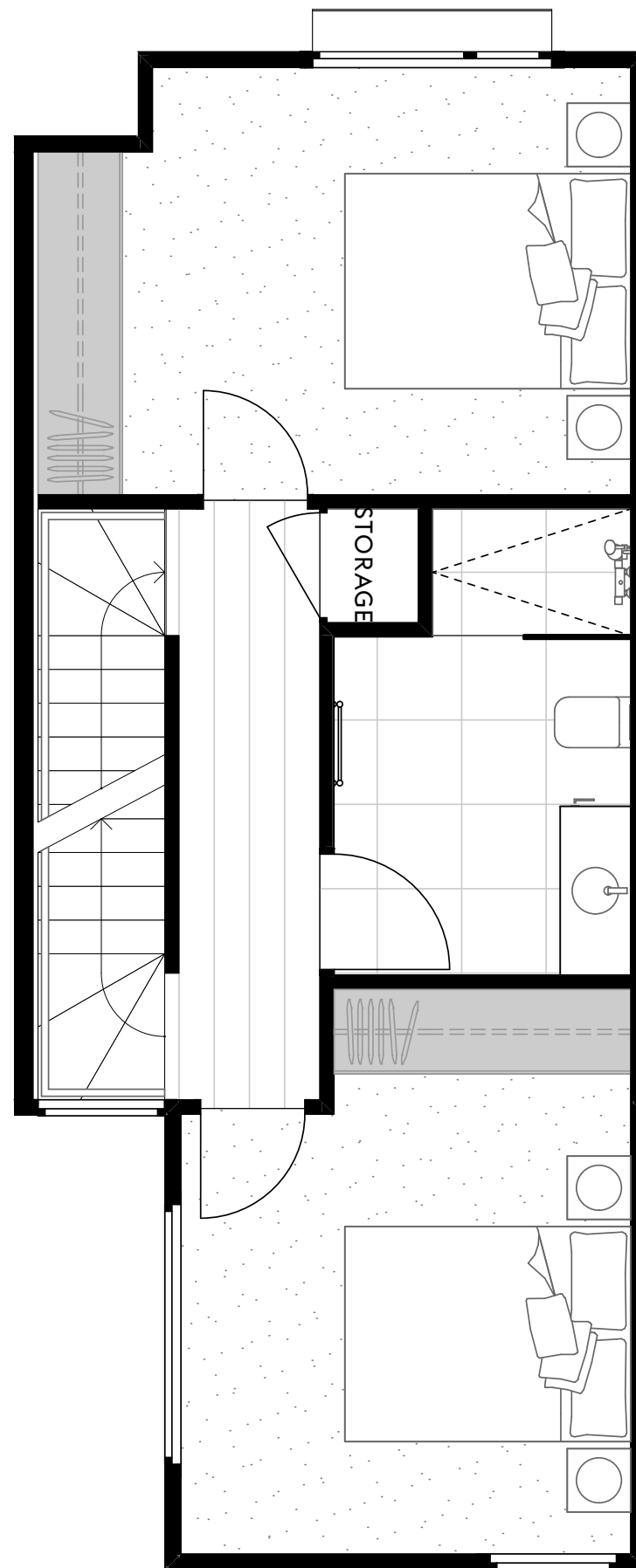
DEVELOPER



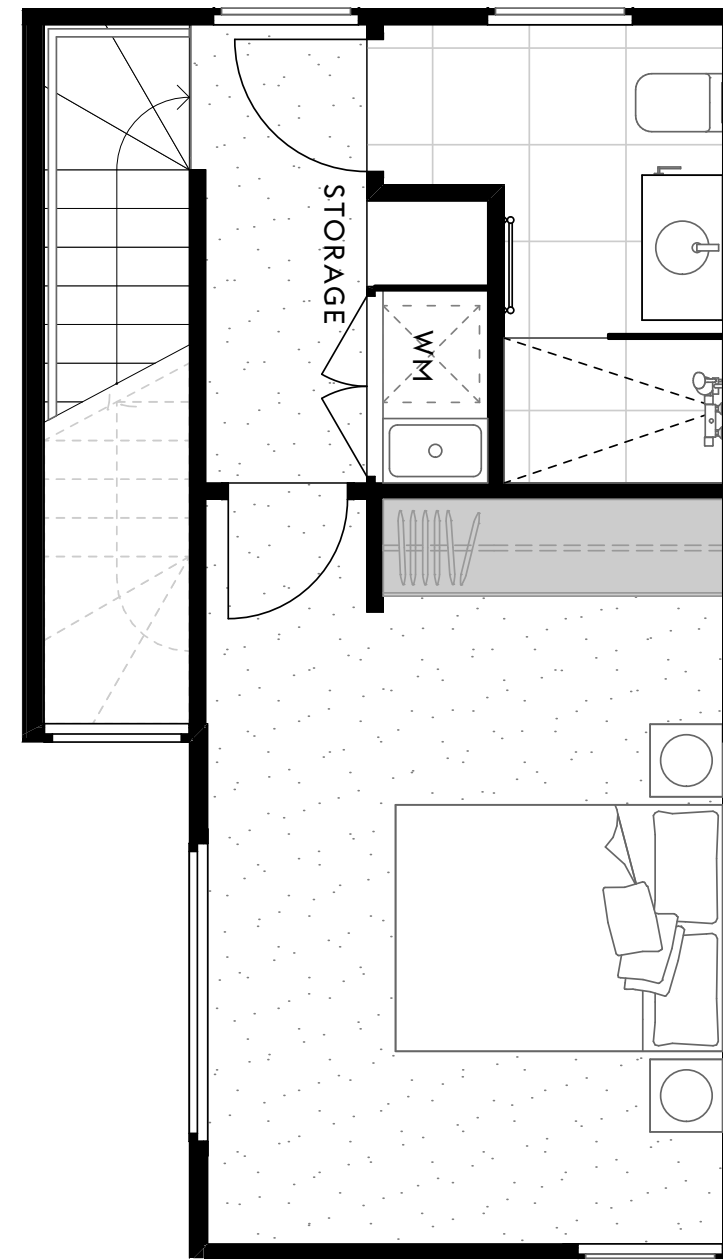
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

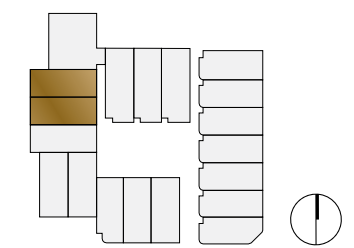


THE ANDERSON
COLLECTION

TOWNHOME NO.2 & 3
3 BED 2.5 BATH 2 CAR

INTERNAL COURTYARD	107M ² 24M ²
TOTAL	131M ²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



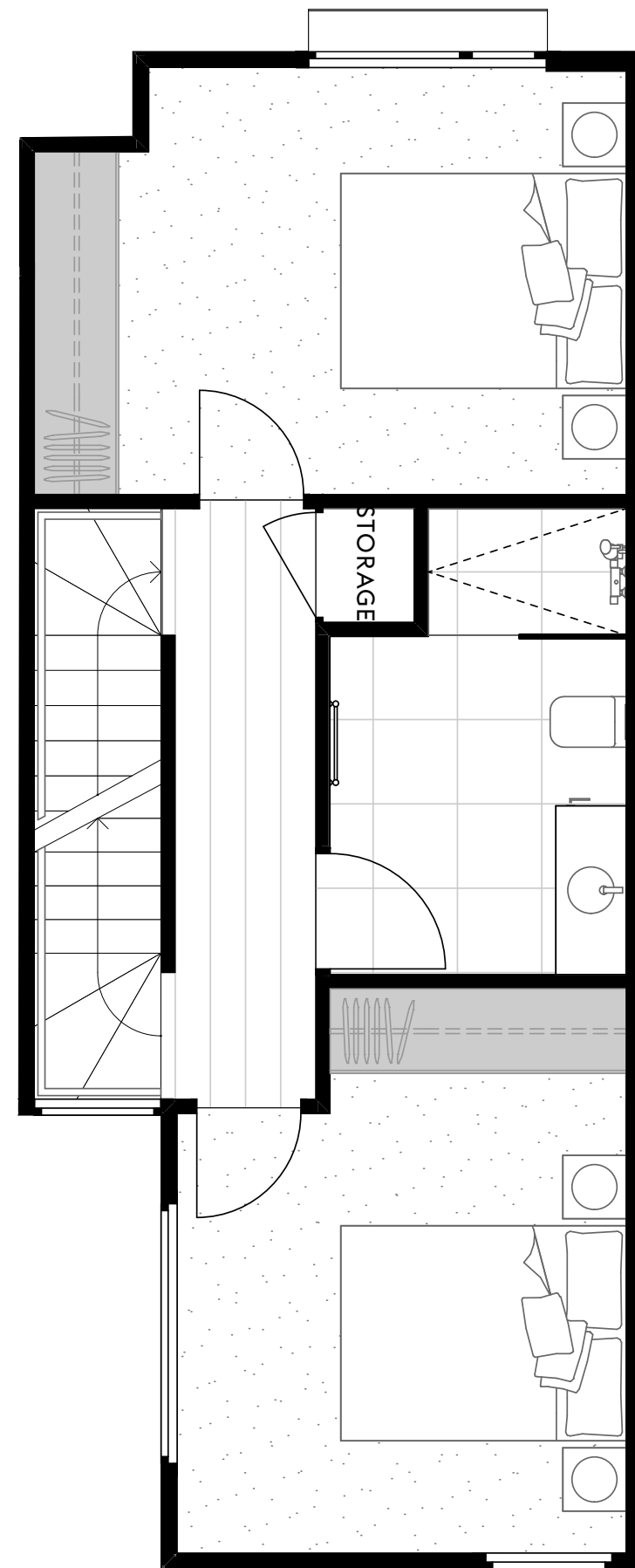
DEVELOPER



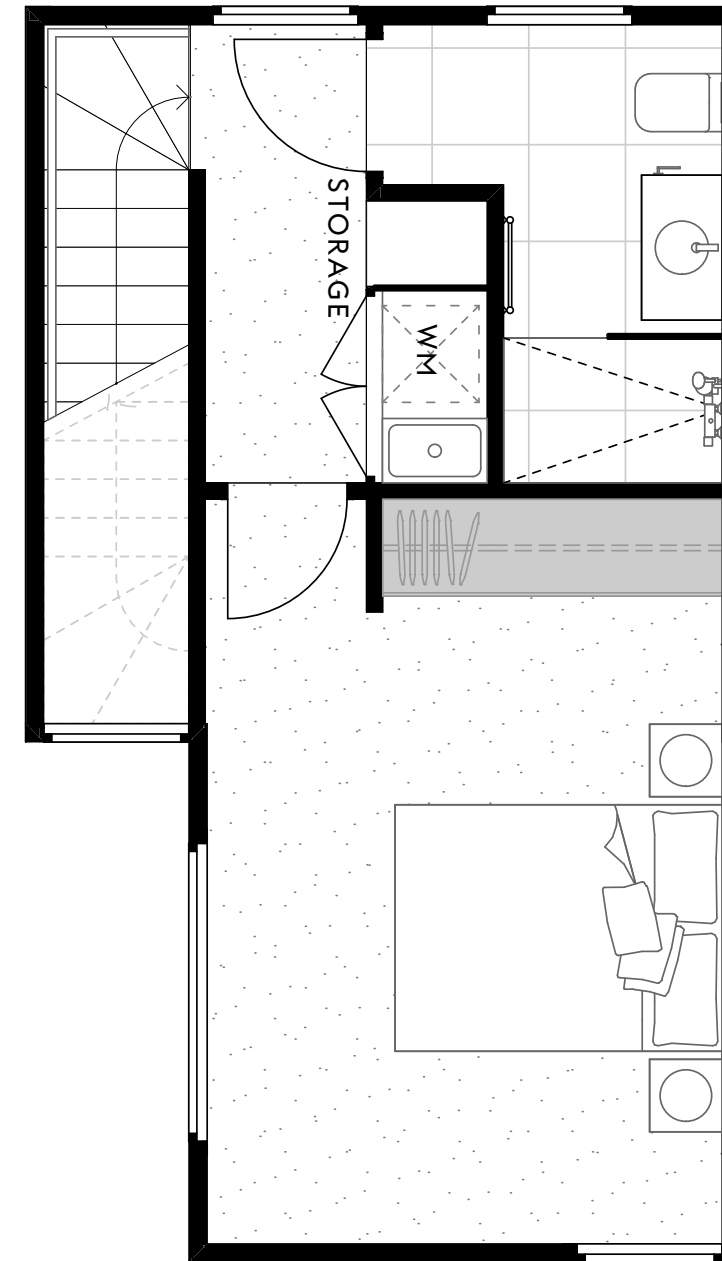
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

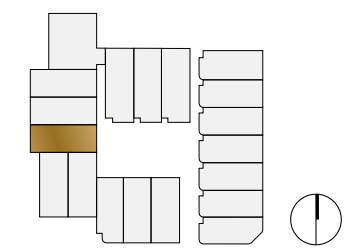


THE ANDERSON
COLLECTION

TOWNHOME NO.4
3 BED 2 BATH 2 CAR

INTERNAL COURTYARD	107M ² 24M ²
TOTAL	131M ²

DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



DEVELOPER



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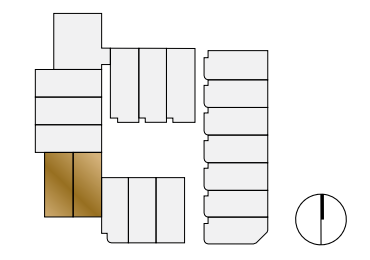


THE ANDERSON
COLLECTION

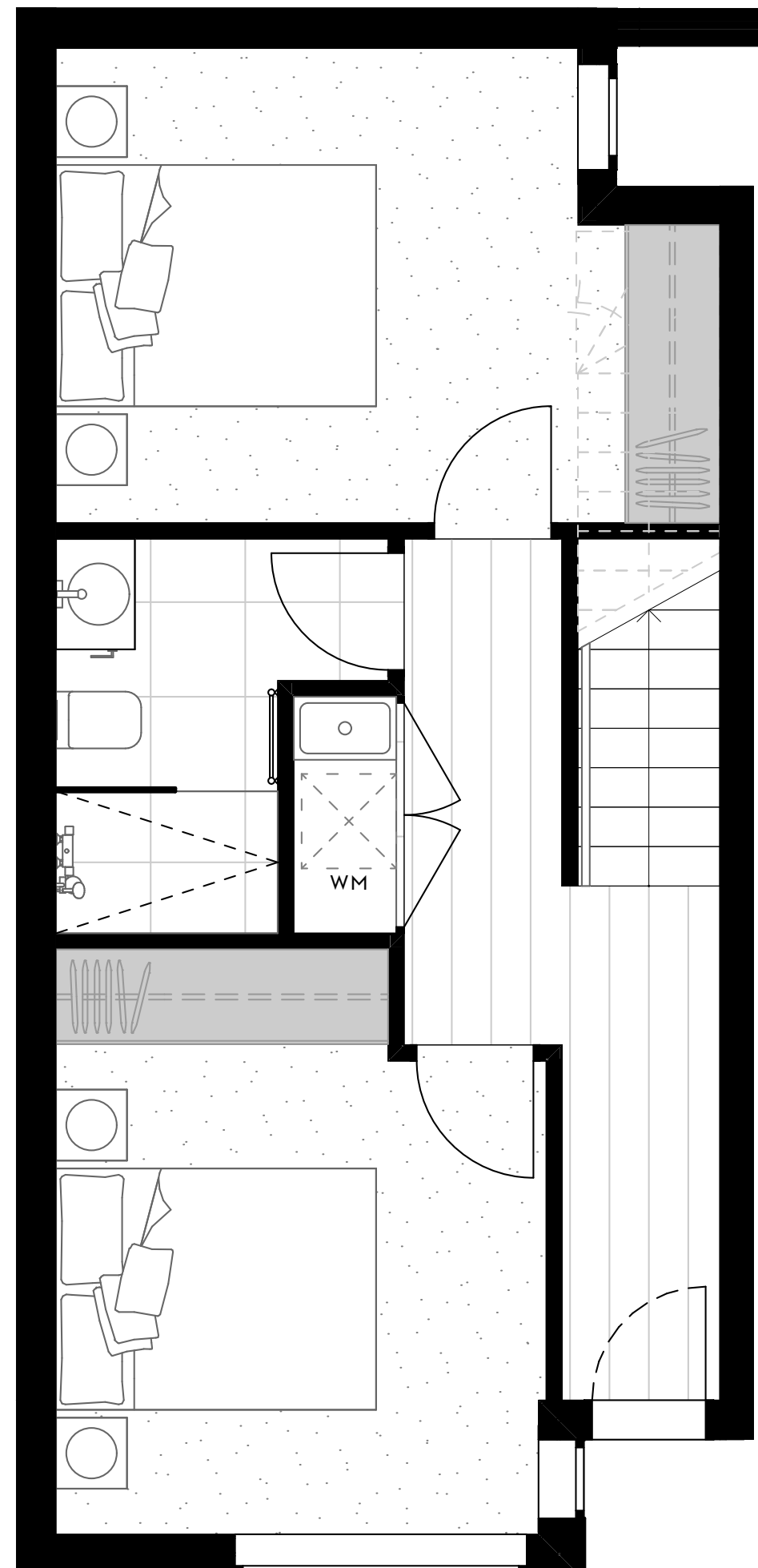
TOWNHOME NO.5 & 6
2 BED | BATH | CAR

TH.5 INTERNAL COURTYARD	80M ²
TOTAL	9M ²
TH.6 INTERNAL COURTYARD	78M ²
TOTAL	9M ²

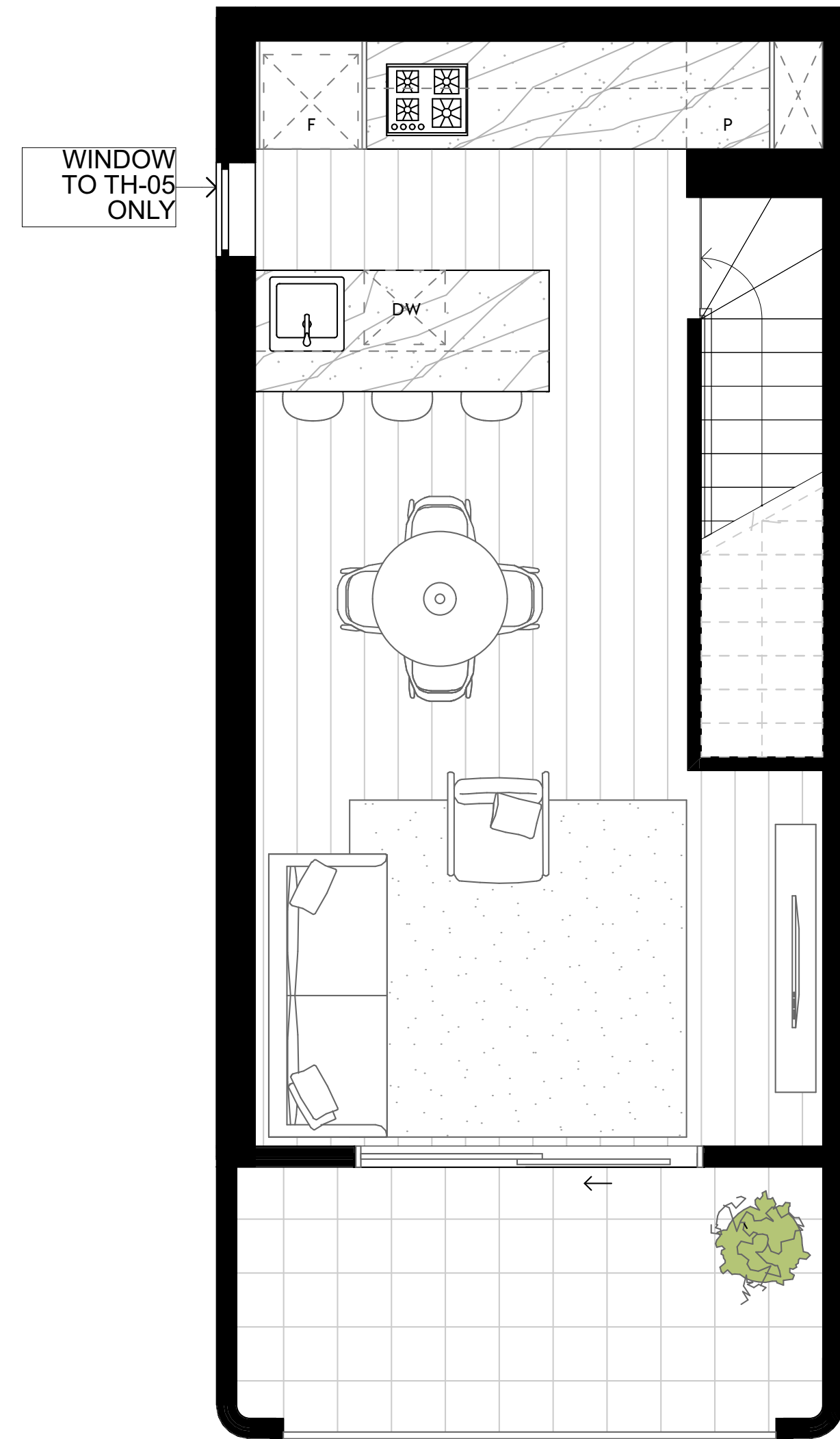
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



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GROUND FLOOR



FIRST FLOOR

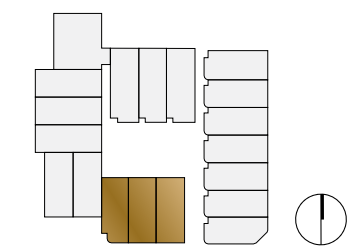


THE ANDERSON
COLLECTION

TOWNHOME NO.7, 8 & 9
3 BED 2 BATH 2 CAR

INTERNAL COURTYARD	113 M ² 12 M ²
TOTAL	125 M ²

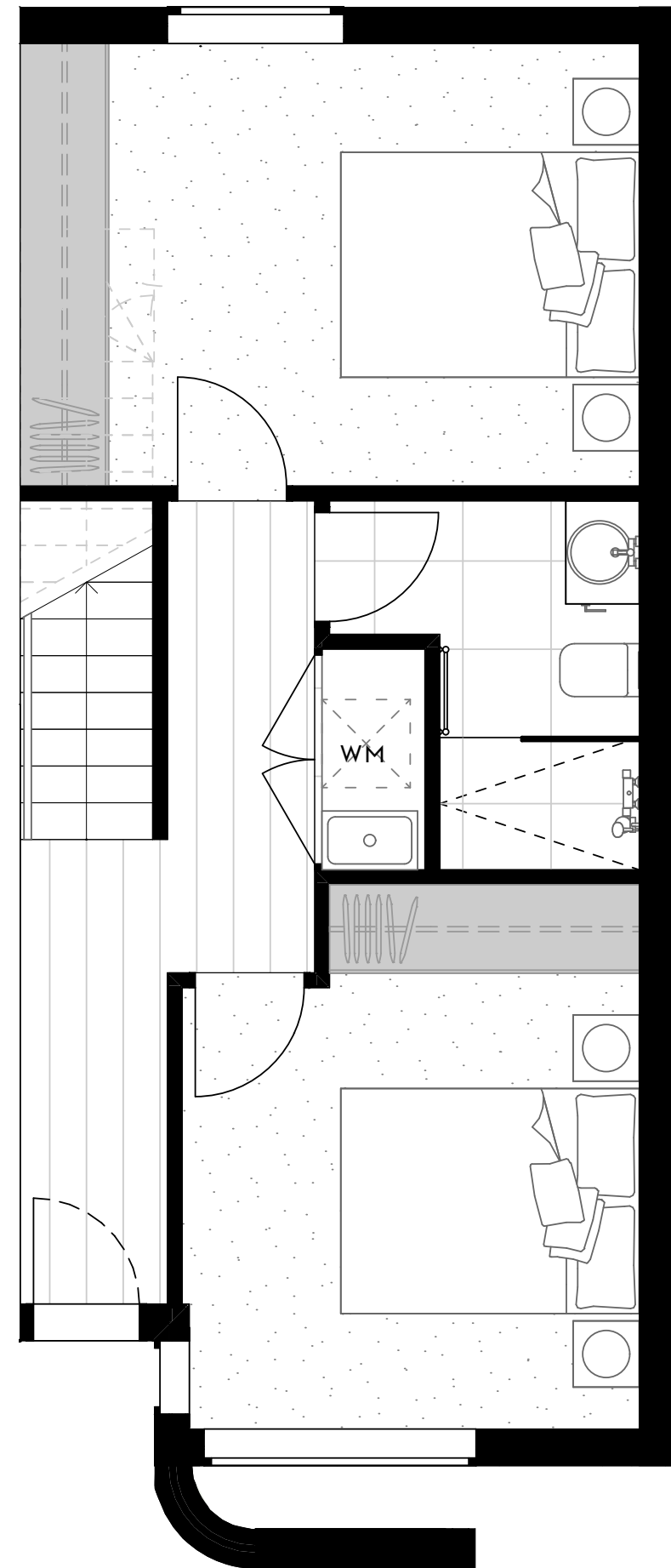
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



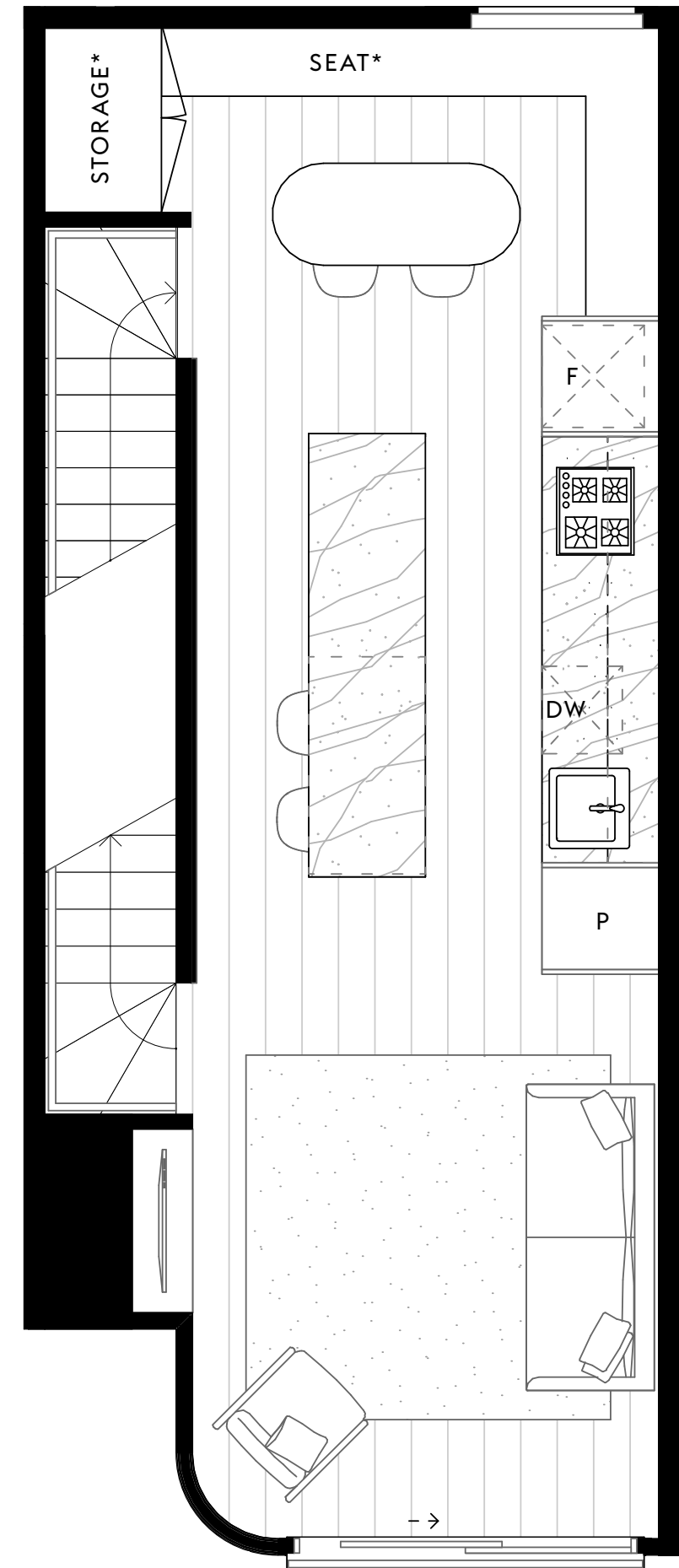
DEVELOPER



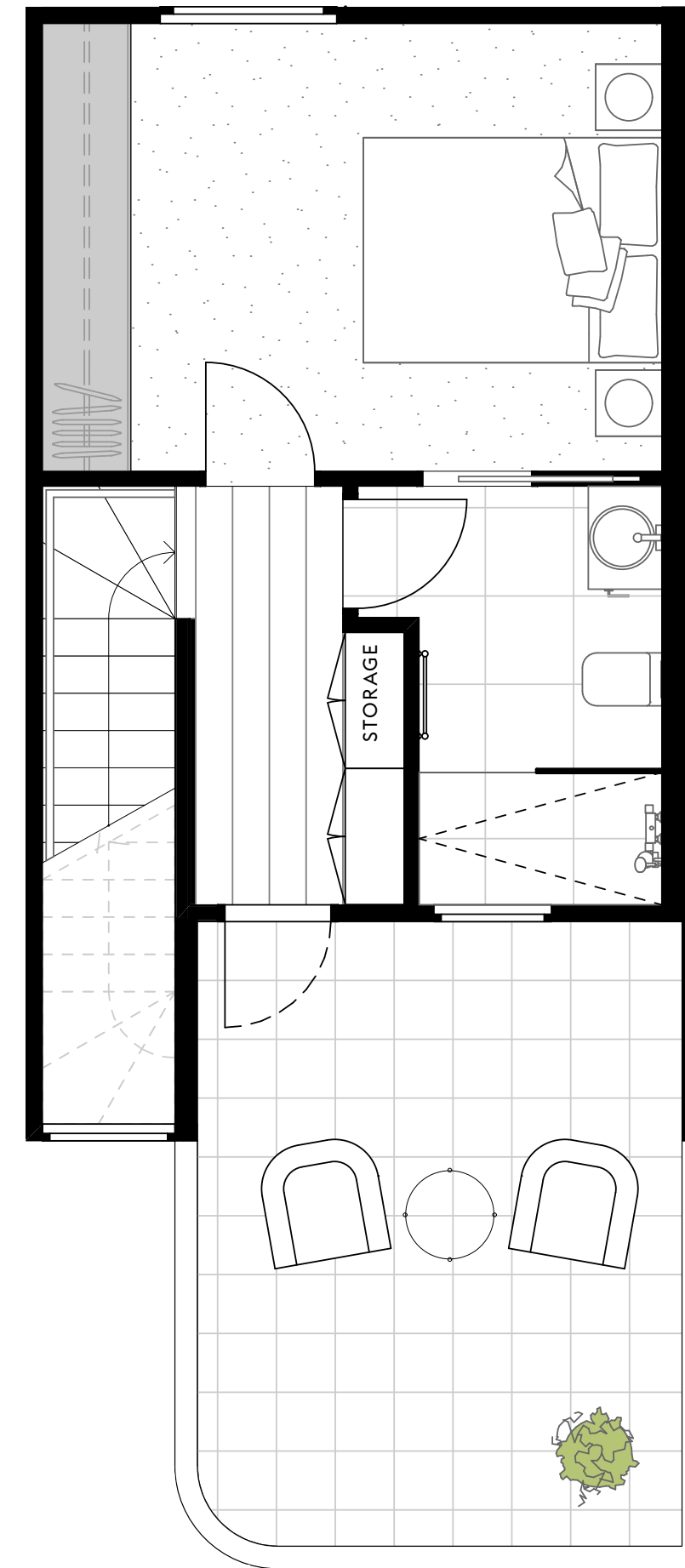
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

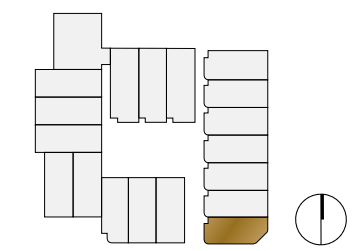


THE ANDERSON
COLLECTION

TOWNHOME NO.10
2 BED 1 BATH 2 CAR

INTERNAL	101M ²
BALCONY	6M ²
SPOS	3M ²
TOTAL	110M²

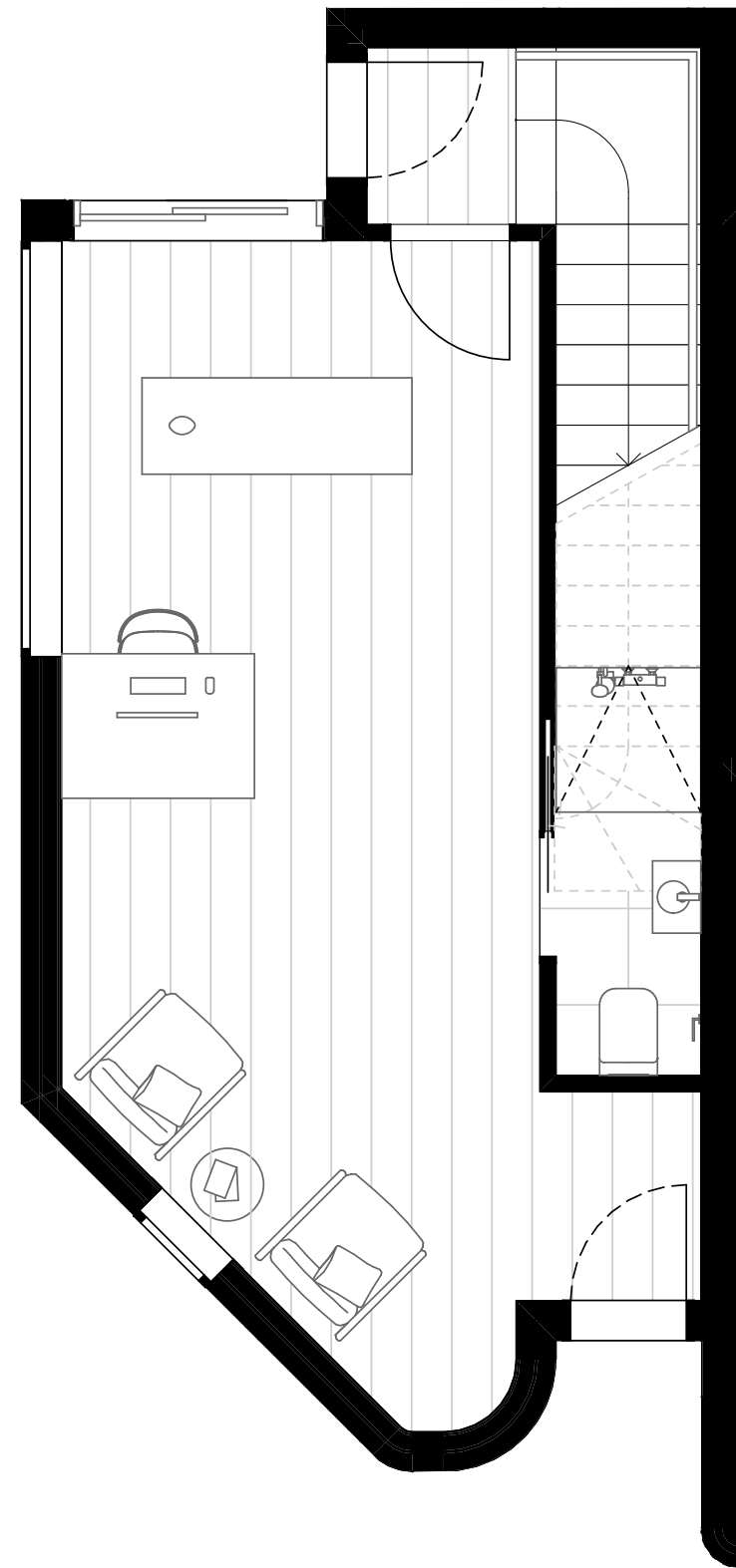
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



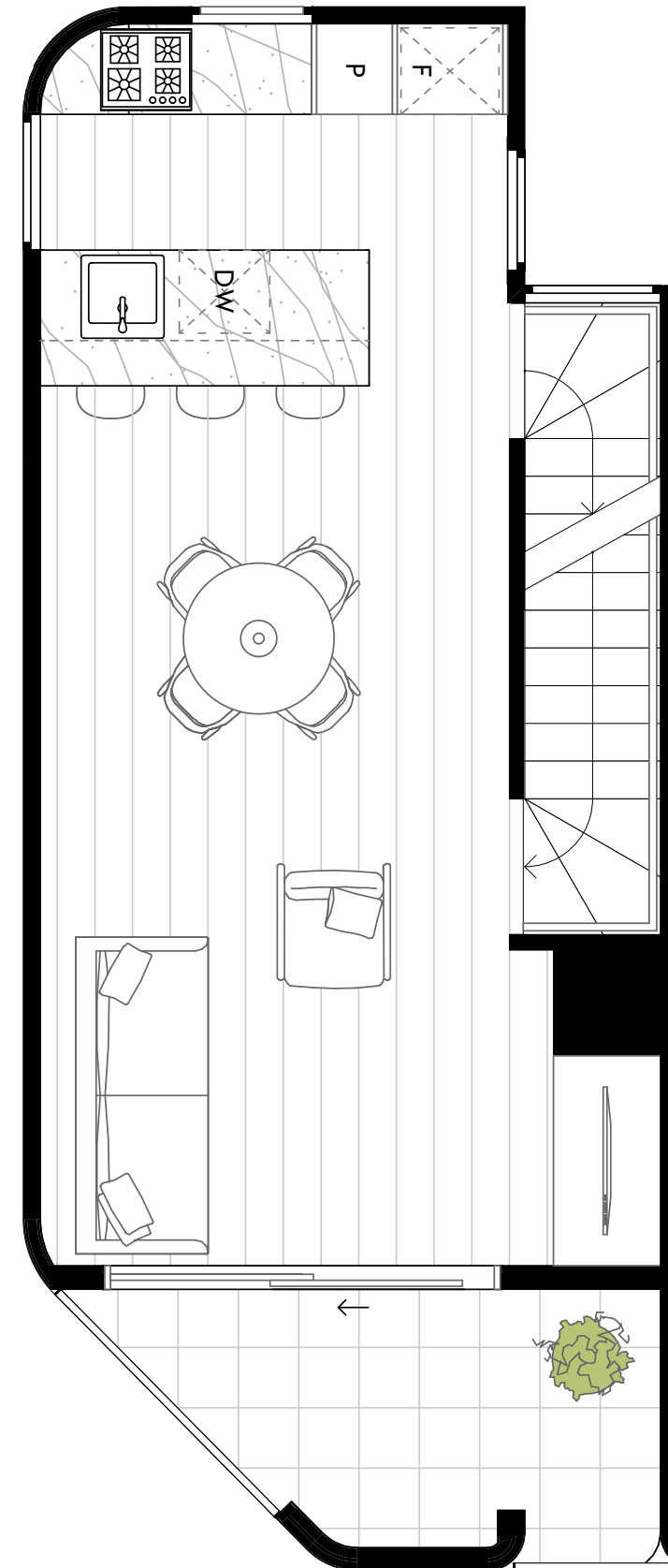
DEVELOPER



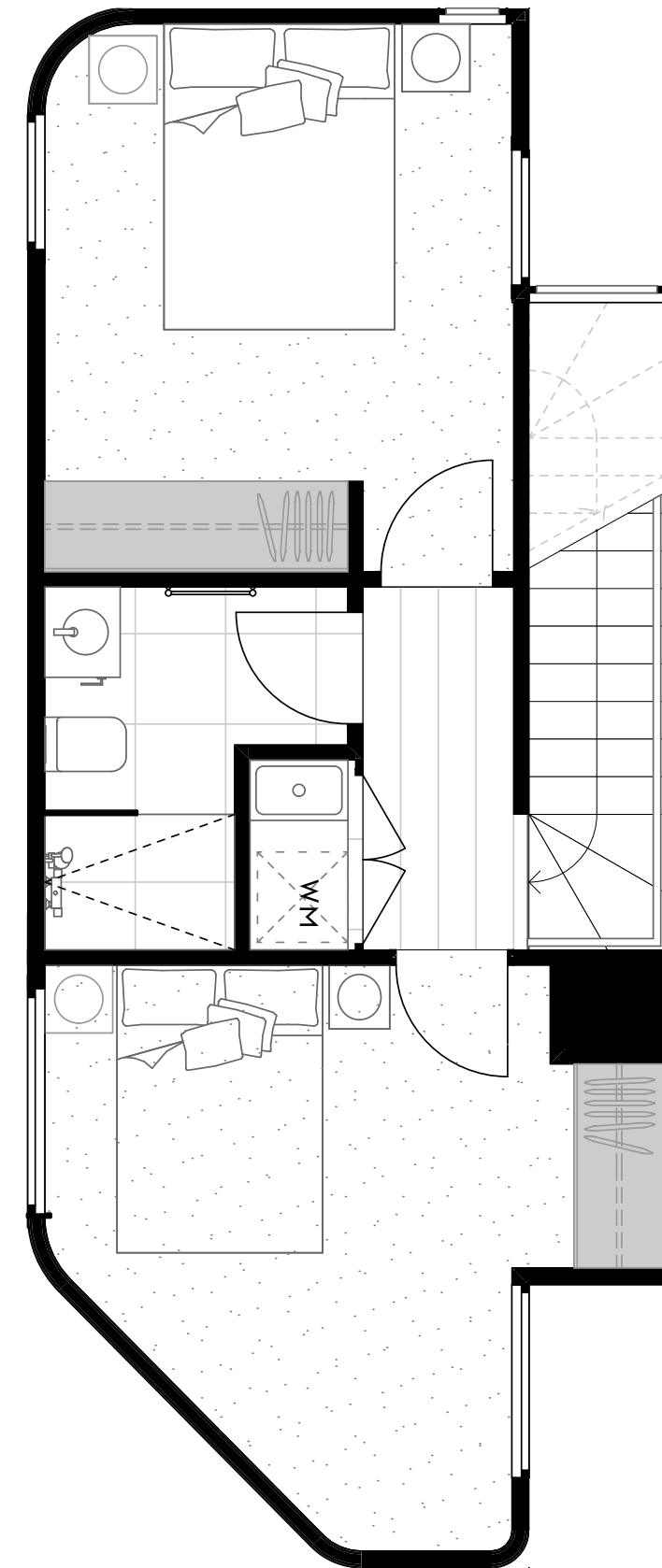
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

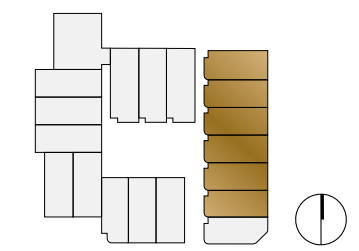


THE ANDERSON
COLLECTION

TOWNHOME NO.11-16
3 BED 1 BATH 2 CAR

INTERNAL	92 M ²
SPOS	3 M ²
BALCONY	8 M ²
TOTAL	103 M²

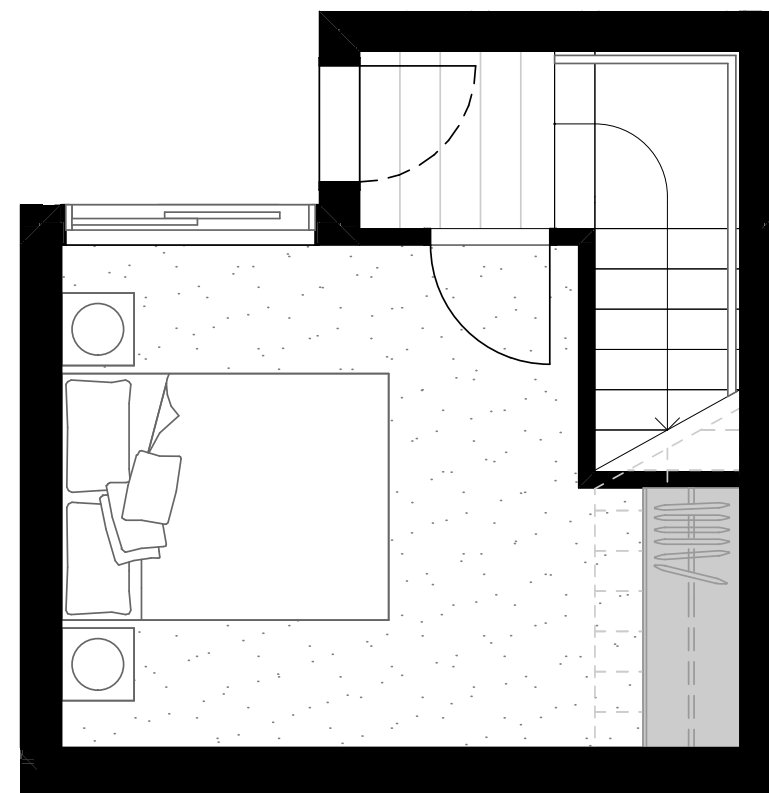
DW	DISHWASHER	P	PANTRY
WM	WASHING MACHINE	RWT	RAIN WATER TANK
F	FRIDGE		



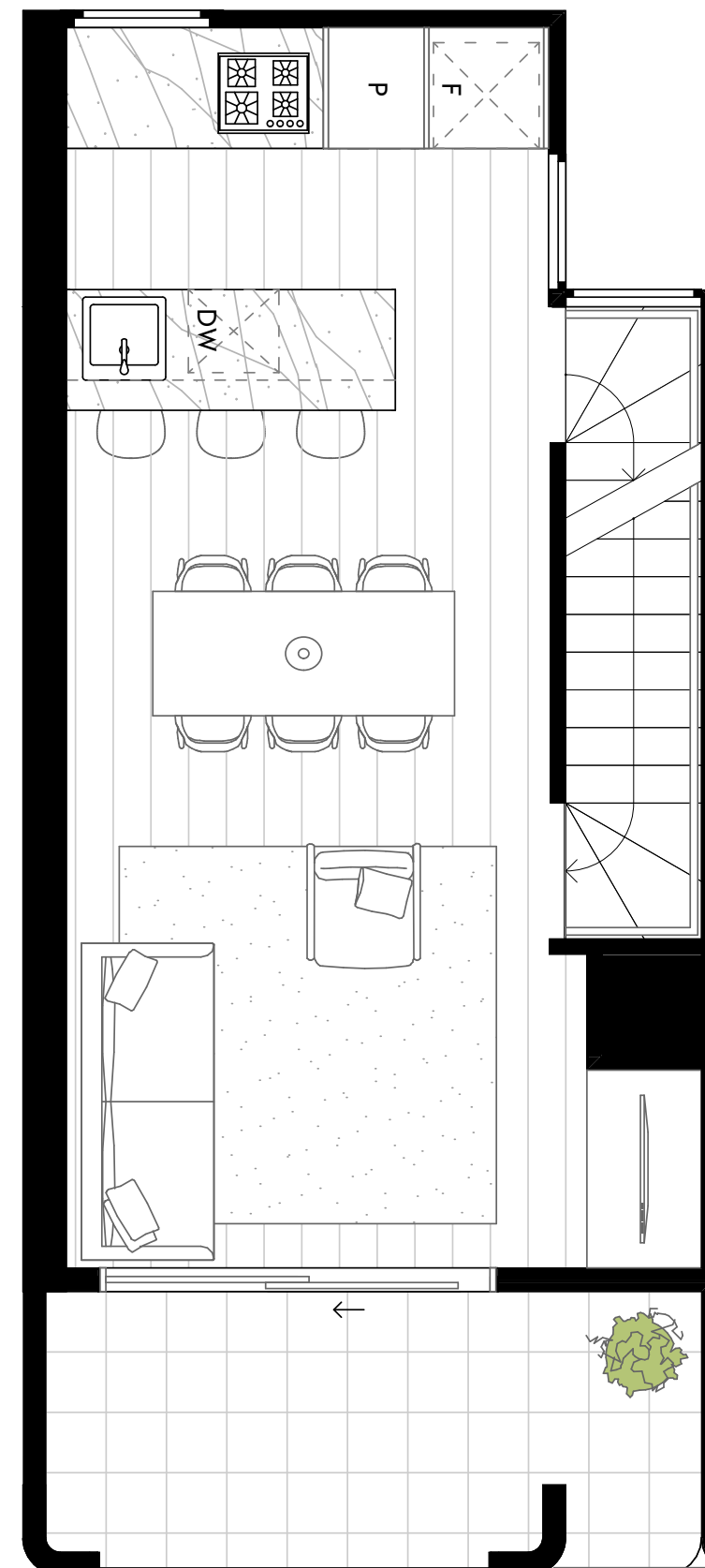
DEVELOPER



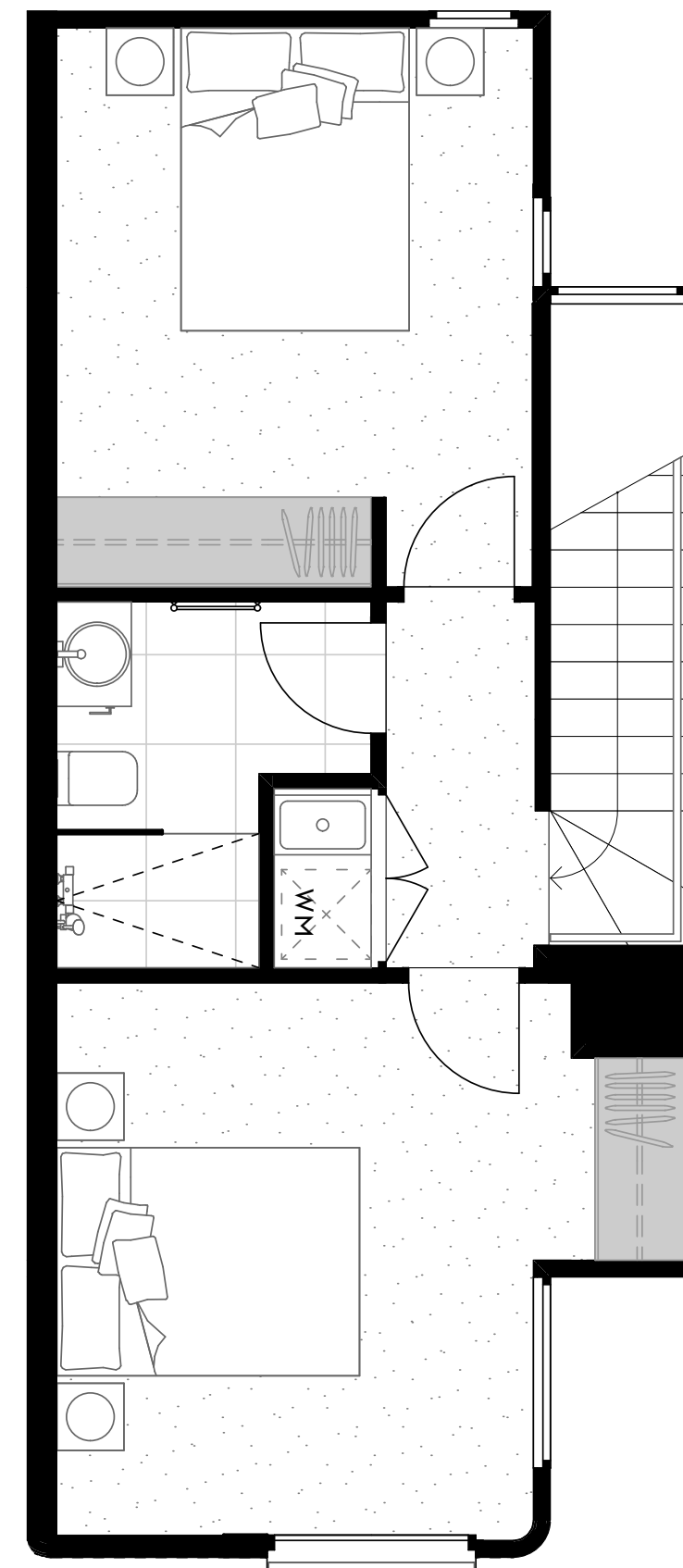
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

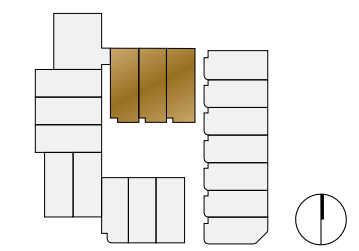


THE ANDERSON
COLLECTION

TOWNHOME NO.17-19
3 BED 2 BATH 2 CAR

INTERNAL	108M ²
SPOS	9M ²
BALCONY	10M ²
TOTAL	127M²

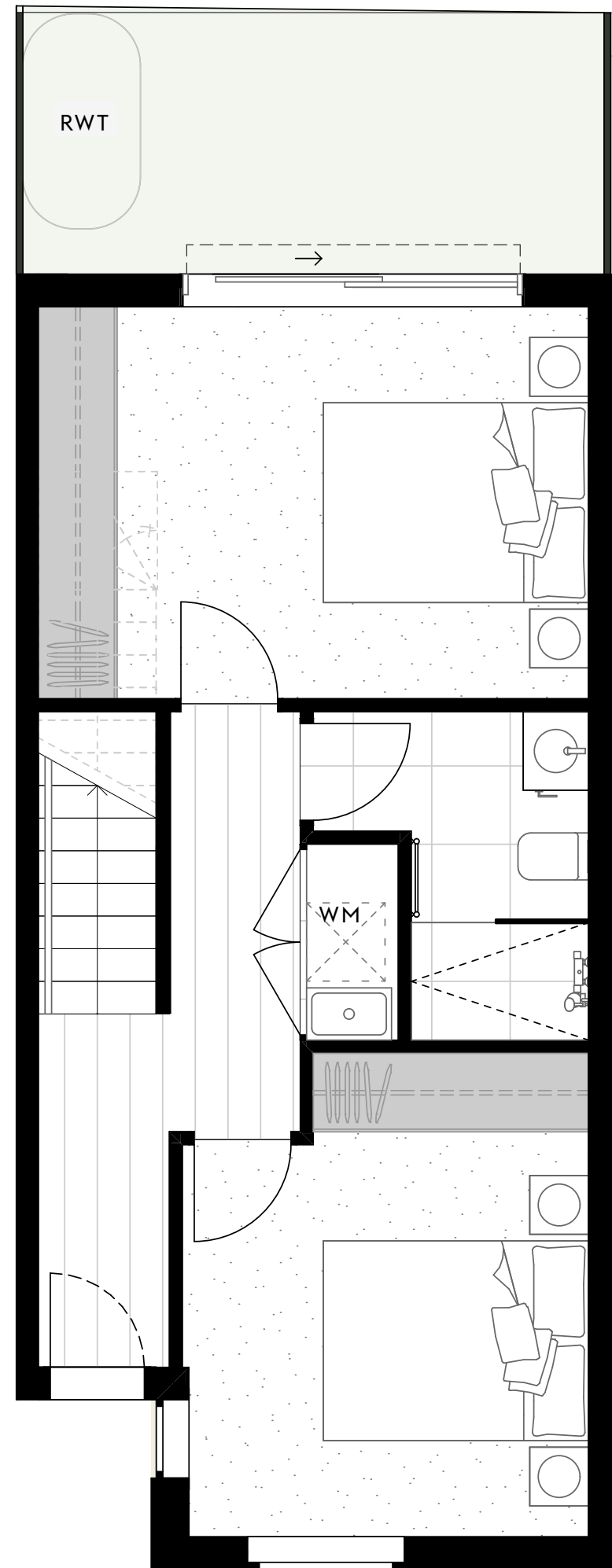
DW DISHWASHER P PANTRY
WM WASHING MACHINE RWT RAIN WATER TANK
F FRIDGE



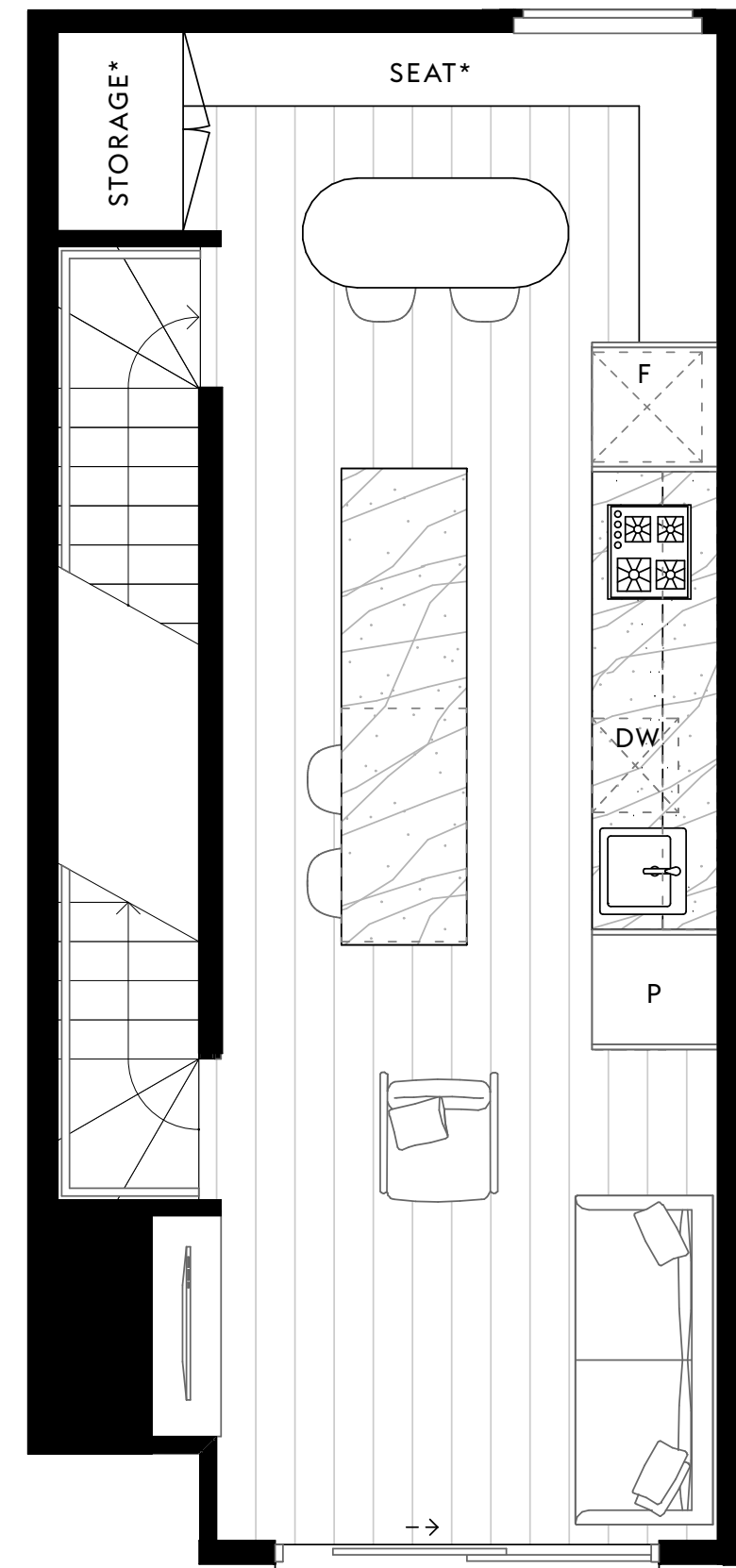
DEVELOPER



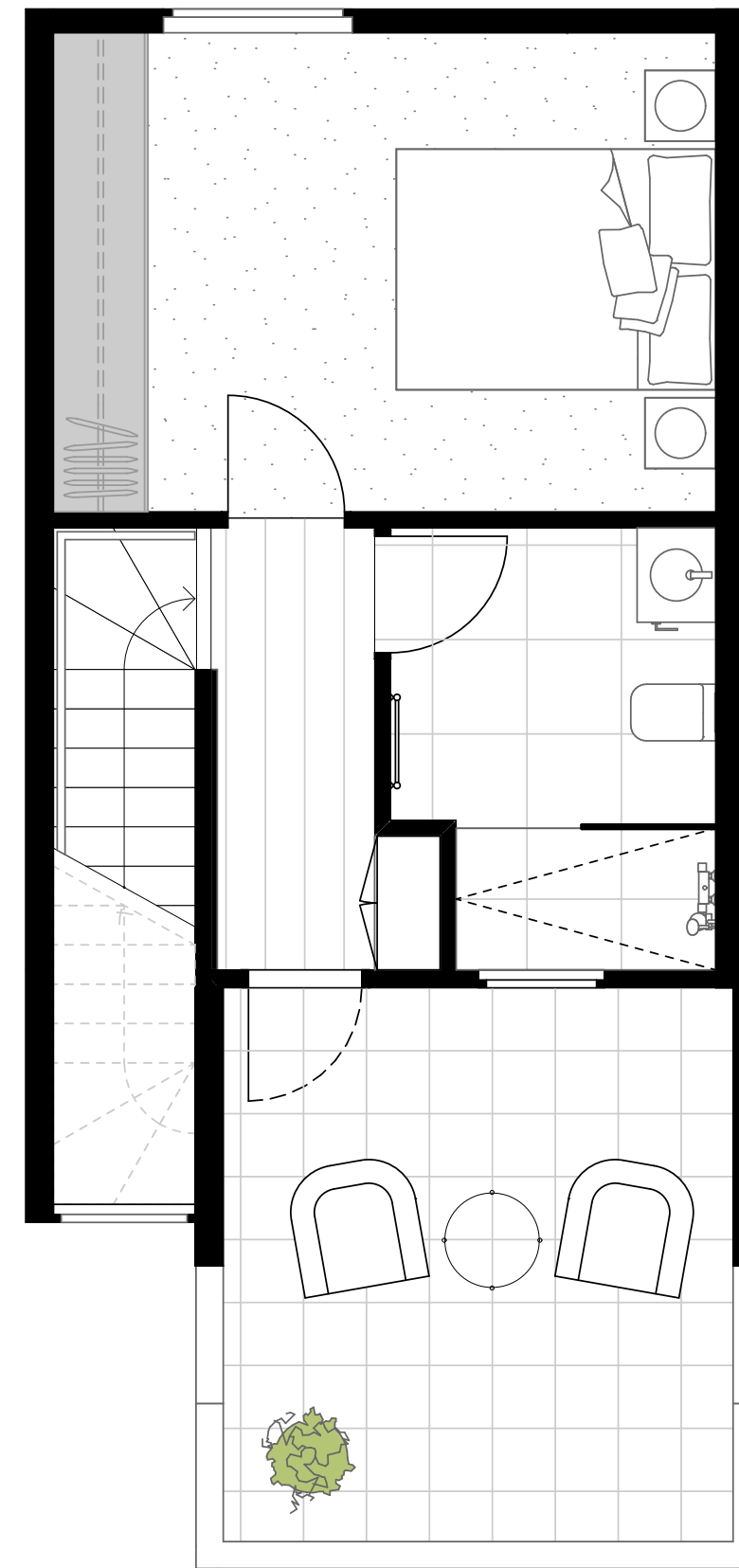
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GROUND FLOOR

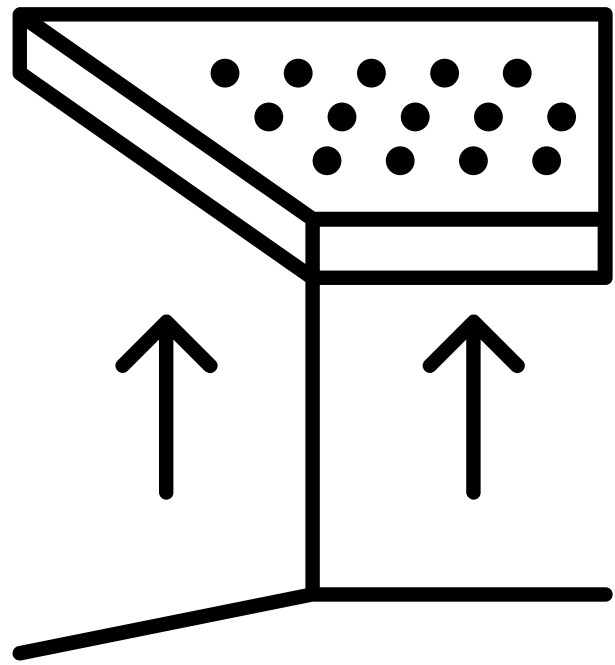


FIRST FLOOR

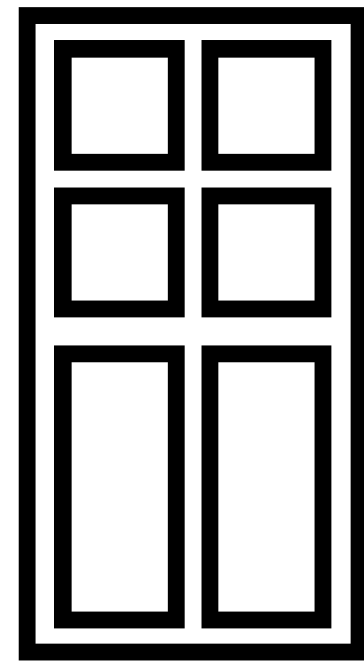


SECOND FLOOR

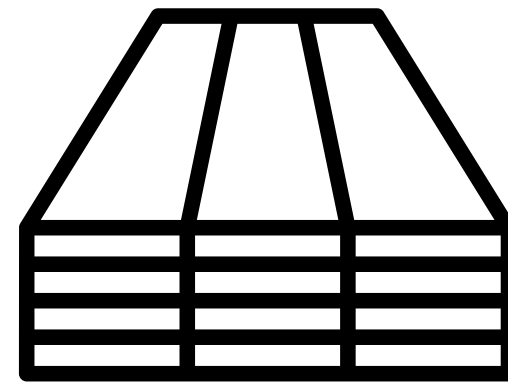
THE DETAILS
THE BRANSON GROUP DIFFERENCE



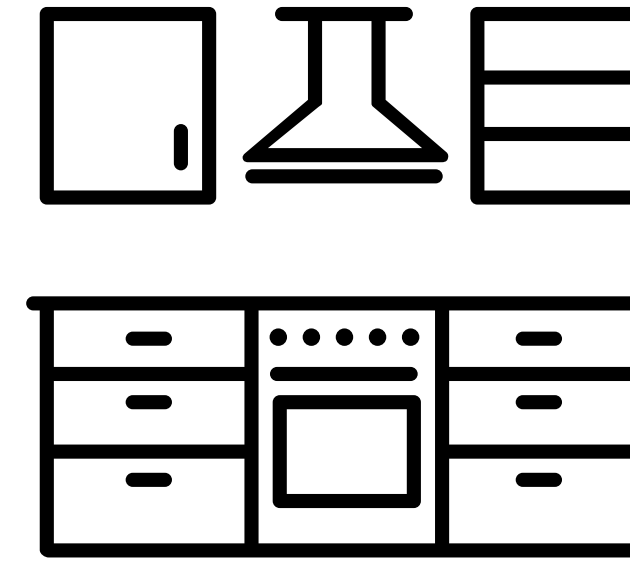
2700MM
HIGH CEILINGS



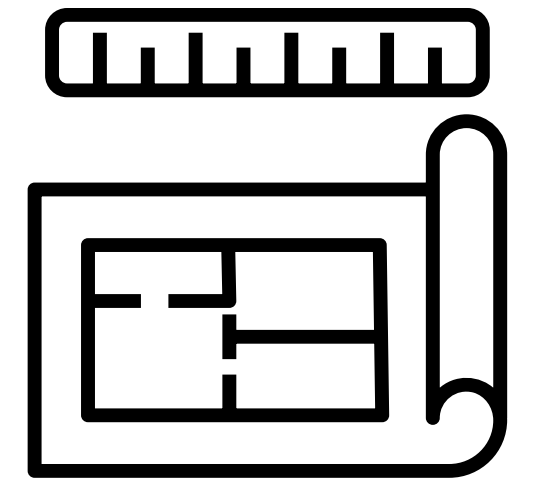
2400MM
HIGH WINDOWS
AND DOORS



QUALITY MATERIALS
AND FAÇADE
DETAILING



QUALITY JOINERY



ATTENTION
TO DETAIL

THE DETAILS
FIXTURES & FITTINGS



TIMBER FLOORING



CARPET



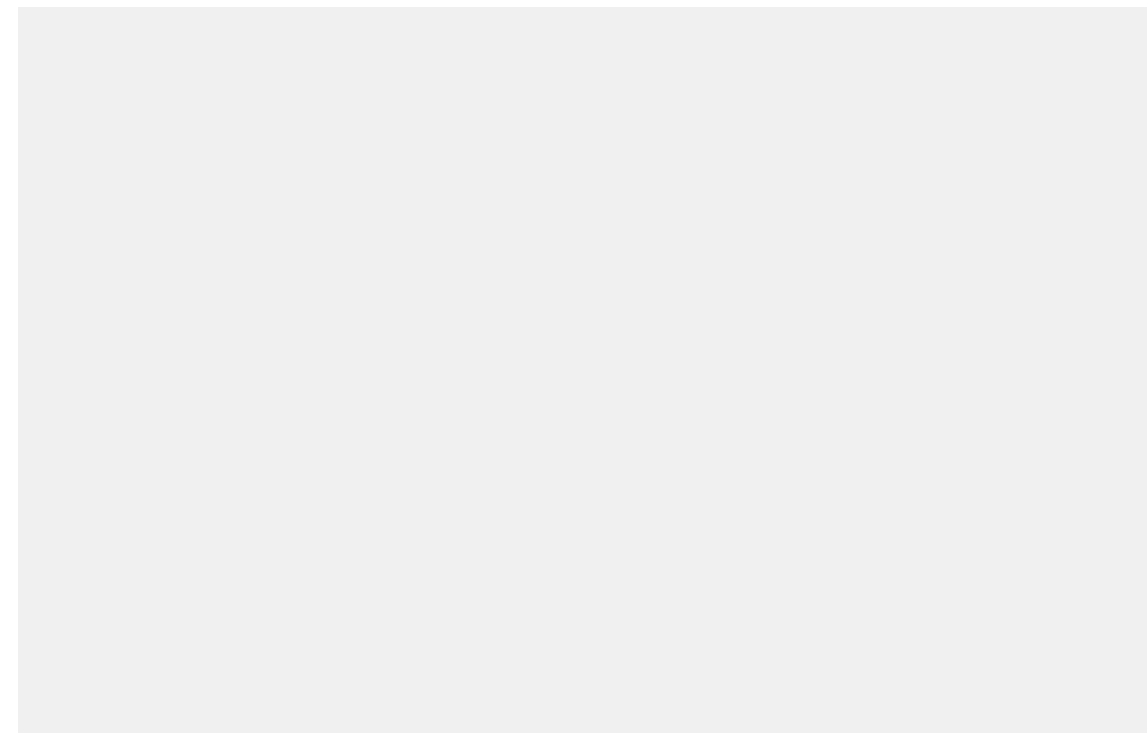
BATHROOM FLOOR
AND WALL TILE



STONE



JOINERY



INTERIOR PAINT



FEATURE TILE

THE DETAILS
FIXTURES & FITTINGS



OVEN



COOKTOP



CONCEALED RANGEHOOD



INTEGRATED DISHWASHER



KITCHEN SINK



KITCHEN MIXER



BASIN



TOILET



BASIN MIXER



BATH MIXER



WALL MIXER



SHOWER RAIL



SHOWER SHELF



TOILET ROLL HOLDER



ROBE HOOK

FREQUENTLY ASKED QUESTIONS

Development Team

Developer

Branson Group

Landscape Architects

Tract

Key Features

- Click and Collect delivery lockers
 - Beautiful residents landscaped gardens and BBQ areas
 - Edible Gardens throughout the communal areas for residents to enjoy
 - Extensive storage
 - CCTV to communal areas
- SmartHome Upgrade Opportunities including:
- Home automation options
 - Keyless entry into homes
 - Electric car charging

Address

9 Anderson St, Pascoe Vale South
VIC 3044

Car Parking

Refer to subdivision plan or basement floor plate for car parking allocations.

Timeframe

Anticipated Settlement Q3 2023.

Location Overview

Closest Public Transport

- Closest Bus 513 to the CBD
- 12 Minute walk to Pascoe Vale Train Station
- 21 minutes from Pascoe Vale Train Station to the CBD
- 33 minutes with bus and tram to CBD

Schools

- Penleigh and Essendon Grammer School
- The Anderson Collection falls within the Strathmore Secondary College Zone, which with a Better Schools ranking of 89 is drawing interest from afar.

Key Points

Essendon Fields

Undergoing a \$100 million masterplan set to become the biggest office building expansion for Melbourne's north-west.

- 18,000sqm of new office space
- Home to over 14,000 jobs

Road Projects

West Gate tunnel project - estimated \$10b project.

Providing improved livability for the west with 12 lanes to the West Gate freeway a second river crossing and better accessibility for 200,000 daily commuters.

Townhouse Overview

What are the upgrade options?

See optional upgrade package document.

Is there intercom/security access?

Yes

Are window furnishings provided?

No they are not provided, however Branson Group will provide options from our trusted window furnishing partner once construction commences, which will allow the installation of window furnishings prior to your pre-settlement inspection.

Otherwise you are welcome to arrange window furnishings with your preferred supplier, however installation will be post-settlement.

Are there restrictions on window coverings?

All blinds within The Anderson Collection require white backings to ensure a consistent look throughout the development.

What is the window glazing?

Double glazed.

What are the materials used in the dividing walls?

The parti-wall construction will be a recognised industry system from CSR or similar which provides fireproofing and also sound proofing between dwellings. The system will be in accordance and comply with all regulations and standards in the Building Code of Australia.

What level of soundproofing is provided?

The parti-wall construction needs to achieve levels of acoustic compliance that are in line with all regulations and standards in the Building Code of Australia, this will include the installation of the required amounts of acoustic insulation.

OC Fees

Townhomes : \$2,800 – \$3,300

Is heating and cooling provided?

Yes.

How many/where are the units provided?

Two per dwelling, one in central living and one in master bedroom.

System type?

Split systems will be provided as a standard inclusion. Two per 2 bed townhome and three per 3 bed townhome.

Where are condensers located?

Roofs (refer to marketing plans).

How is rubbish disposed of?

There is a communal waste room located within the basement, which is where the residents will dispose their rubbish. The Owners Corporation will then arrange for a private contractor to empty the bins within the basement (no kerbside collection).

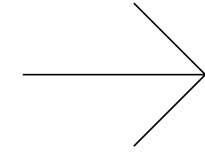
Ceiling Heights

Approximately 2700mm high throughout living and bedroom areas.

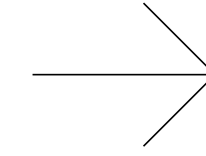
PROJECT TIMELINE



LAUNCHING
APRIL 22



COMMENCING
CONSTRUCTION
Q3 2022




CONSTRUCTION
COMPLETION
Q3 2023

THE ANDERSON COLLECTION VS. EXISTING SALES


THE ANDERSON COLLECTION




SOLD ON 09 OCT 2021
\$1,002,500
 1/1 Eastgate Street,
 Pascoe Vale South
 3 2 2
 Nelson Alexander




SOLD ON 07 JULY 2021
\$928,000
 1/28 Westgate Street,
 Pascoe Vale South, Vic
 3044
 3 2 2
 McGrath




SOLD ON 23 FEB 2022
\$1,032,000
 23 York Street, Pascoe
 Vale South, Vic 3044
 3 2 1
 BarryPlant




SOLD ON 24 JUNE 2021
\$999,000
 2D Brentwood Avenue,
 Pascoe Vale South, Vic
 3044
 3 2 2
 Raine&Horne



SOLD ON 27 SEPT 2021
\$955,000
 2B Brentwood Avenue,
 Pascoe Vale South, Vic
 3044
 3 2 2
 Raine&Horne



SOLD ON 22 FEB 2022
\$925,000
 3/22 Wadham Street,
 Pascoe Vale South, Vic
 3044
 3 2 2
 Raine&Horne



SOLD ON 14 NOV 2020
\$1,185,000
 12 Lothair Street, Pascoe
 Vale South, Vic 3044
 3 2 2
 claudio+marwan

16° NORTH RESALE

THE ANDERSON COLLECTION – TH9

Three bedroom townhouse
 Price: \$889,000
 Size: 108m² internal
 Rate per m²: \$8,231 / m²

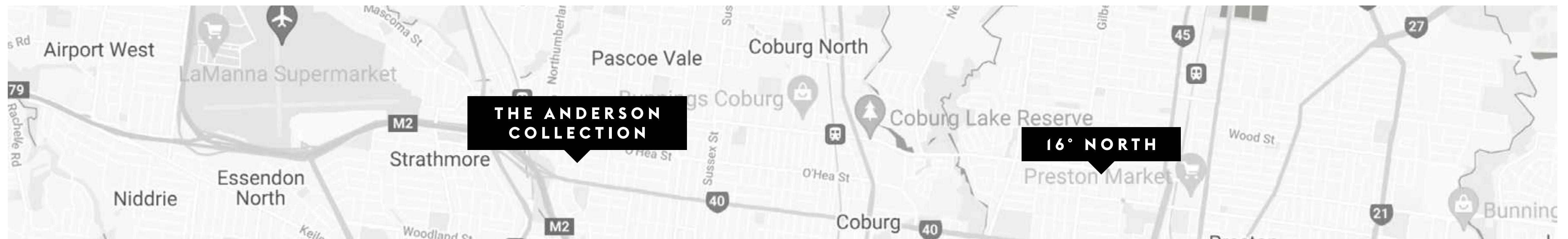
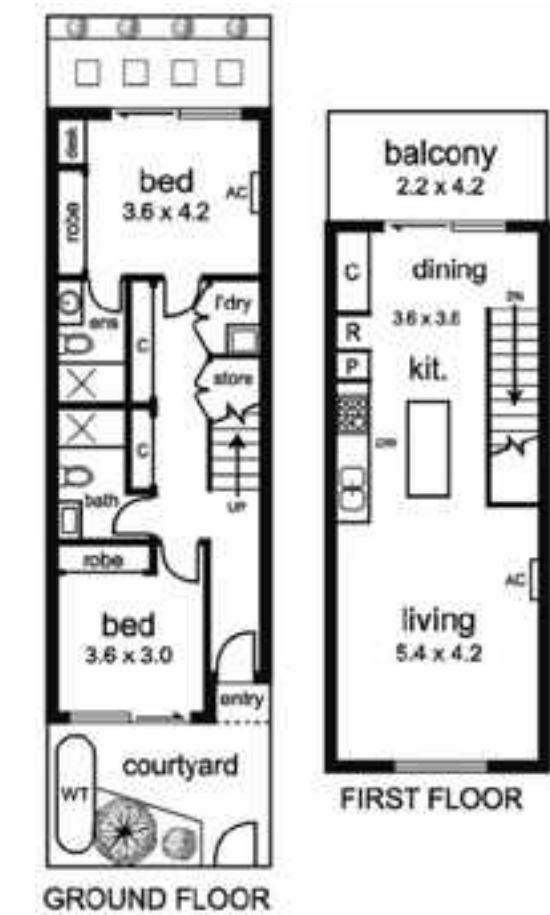


6/397 MURRAY ROAD PRESTON

Two bedroom townhouse
 Sold at auction June 19th 2021
 Price: \$760,000
 Size: 89m² internal
 Rate per m²: \$8,539 /m²

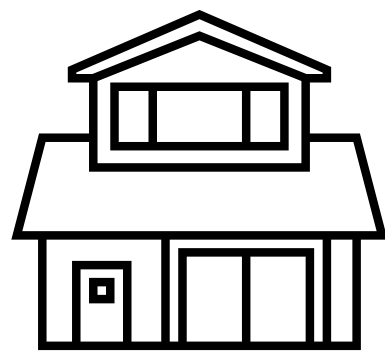


Purchaser for \$599k in 2015
 5 years following settlement
 uplift of \$161,000 or 26.8%



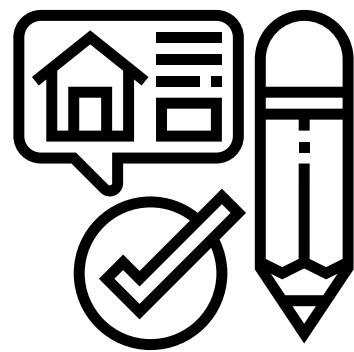
REASONS TO BUY IN THE ANDERSON COLLECTION

LIMITED RESIDENTIAL NEIGHBOURHOOD



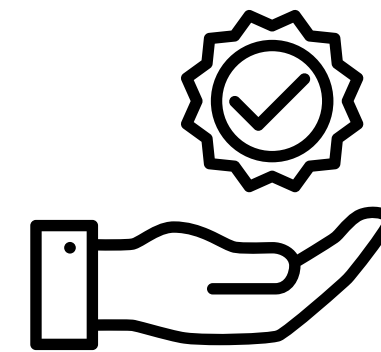
Limited residential neighbourhood will limit supply of new property driving competition for existing property.

OUTSTANDING AFFORDABILITY



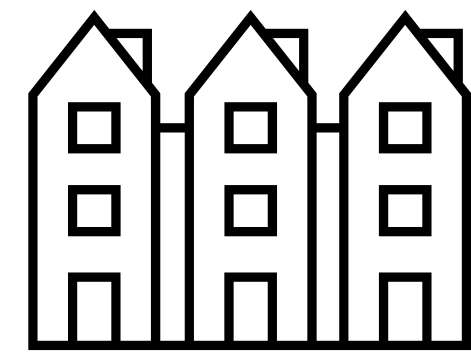
Outstanding affordability based on proximity to CBD

QUALITY DELIVERY



Proven track record of developer provides confidence in quality product

A NEW STANDARD OF TOWNHOUSE



Design option and features setting a new benchmark in townhouse living

NEXT STEPS...

1.

Branson Group will send a high level project overview together with Agency Agreement.

2.

Complete and return Agency Agreement to ben@bransongroup.com.au

3.

Receive email from Branson Group which provides access. Portal which contains all sales collateral and price list

4.

Secure a sale by completing a sales advice and providing a reservation fee receipt to ben@bransongroup.com.au. Full details are on the Sales Process located within the portal.



OUR UNWAVERING COMMITMENT

BRANSON GROUP MAKES A PROFOUND, ENDURING DIFFERENCE IN THE PROPERTY MARKET. EACH TOWNHOME IS THOUGHTFULLY DESIGNED AND METICULOUSLY CRAFTED, AN INTELLIGENT INVESTMENT IN REFINED QUALITY. WE LOOK FORWARD TO BEING A PART OF YOUR PROPERTY JOURNEY, ELEVATING YOUR LIFESTYLE AND SECURING YOUR FUTURE.

A stylized, handwritten signature in black ink, appearing to read "BA".

BEN ATANASOVSKI
MANAGING DIRECTOR

BRANSONGROUP.COM.AU