

									STAMP DUTY	WATER RATES ****	COUNCIL				
Lot	Type	INT SQM	EXT SQM	TOTAL SQM	CAR	CAR PARK LOT #	STORAGE	ASPECT	NAV* (Net annual value)	Stamp Duty (off the plan)***	Stamp Duty Savings	Total water (minimum fee)	Total Council Outgoings	Owners Corporation ^^^	Total Outgoings
G01	2 Bed & 2 Bath	70	16	86	2S B2	CP 36 & CP 37	ST 17	E	\$ 36,750.00	\$ 6,095.00	\$ 33,075.00	\$ 730.09	\$ 955.19	\$ 3,247.01	\$ 4,932.29
G02	2 Bed & 2 Bath	70	16	86	2S B2	CP 34 & CP 35	ST 16	E	\$ 36,250.00	\$ 5,945.00	\$ 32,625.00	\$ 727.82	\$ 943.65	\$ 3,247.01	\$ 4,918.48
G03	2 Bed & 2 Bath	75	30	105	2S B2	CP 08 & CP 09	ST 04	S	\$ 38,250.00	\$ 6,545.00	\$ 34,425.00	\$ 736.88	\$ 989.81	\$ 3,435.73	\$ 5,162.42
G04	2 Bed & 2 Bath	70	50	120	2S B2	CP 24 & CP 25	ST 11	S	\$ 37,975.00	\$ 6,462.50	\$ 34,177.50	\$ 735.64	\$ 983.46	\$ 3,247.01	\$ 4,966.11
G05	2 Bed, 1 Bath & Study	77	27	104	1S B2	CP 44	ST 20	W	\$ 37,450.00	\$ 6,305.00	\$ 33,705.00	\$ 733.26	\$ 971.35	\$ 3,208.71	\$ 4,913.31
Shop	Commercial	107		107	1S B2	CP 42		N	\$ 50,000.00	\$ 10,070.00	\$ 44,930.00	\$ 790.11	\$ 1,261.00	\$ 2,902.06	\$ 4,953.17
101	2 Bed & 2 Bath	70	11	81	2S B2	CP 26 & CP 29	ST 12	E	\$ 37,750.00	\$ 6,395.00	\$ 33,975.00	\$ 734.62	\$ 978.27	\$ 3,247.01	\$ 4,959.90
102	2 Bed & 2 Bath	69	13	82	1S B2	CP 41	ST 18	E	\$ 37,450.00	\$ 6,305.00	\$ 33,705.00	\$ 733.26	\$ 971.35	\$ 2,906.77	\$ 4,611.37
103	2 Bed & 2 Bath	73	11	84	2S B2	CP 20 & CP 21	ST 09	S	\$ 38,750.00	\$ 6,695.00	\$ 34,875.00	\$ 739.15	\$ 1,001.35	\$ 3,360.24	\$ 5,100.74
104	2 Bed & 2 Bath	69	9	78	2S B2	CP 38 & CP 39	ST 30	S	\$ 37,450.00	\$ 6,305.00	\$ 33,705.00	\$ 733.26	\$ 971.35	\$ 3,209.27	\$ 4,913.87
105	2 Bed & 1 Bath	66	9	75	1S B2	CP 40	ST 19	W	\$ 34,450.00	\$ 5,405.00	\$ 31,005.00	\$ 719.67	\$ 902.11	\$ 2,793.54	\$ 4,415.31
106	3 Bed & 2 Bath	119	22	141	2G B2	CP 46 & CP 45	ST 29	N	\$ 66,250.00	\$ 14,945.00	\$ 57,930.00	\$ 863.72	\$ 1,636.05	\$ 4,491.42	\$ 6,991.19
107	3 Bed & 2 Bath	129	18	147	2G B1 & B2	CP 50 & CP 51	ST 28	N	\$ 69,975.00	\$ 16,062.50	\$ 60,910.00	\$ 880.60	\$ 1,722.02	\$ 4,868.85	\$ 7,471.47
201	2 Bed & 2 Bath	70	11	81	2S B2	CP 27 & CP 28	ST 13	E	\$ 38,250.00	\$ 6,545.00	\$ 34,425.00	\$ 736.88	\$ 989.81	\$ 3,247.01	\$ 4,973.70
202	2 Bed & 2 Bath	69	13	82	2S B2	CP 32 & CP 33	ST 15	E	\$ 38,750.00	\$ 6,695.00	\$ 34,875.00	\$ 739.15	\$ 1,001.35	\$ 3,209.27	\$ 4,949.77
203	2 Bed & 2 Bath	73	11	84	2S B2	CP 17 & CP 18	ST 08	S	\$ 39,250.00	\$ 6,845.00	\$ 35,325.00	\$ 741.41	\$ 1,012.89	\$ 3,360.24	\$ 5,114.54
204	2 Bed & 2 Bath	69	9	78	2S B2	CP 30 & CP 31	ST 14	S	\$ 37,950.00	\$ 6,455.00	\$ 34,155.00	\$ 735.52	\$ 982.89	\$ 3,209.27	\$ 4,927.68
205	2 Bed & 1 Bath	66	9	75	1S B2	CP 43	ST 21	W	\$ 34,950.00	\$ 5,555.00	\$ 31,455.00	\$ 721.93	\$ 913.65	\$ 2,793.54	\$ 4,429.12
206	3 Bed & 2 Bath	119	15	134	2S B2	CP 03 & CP 04	ST 01	N	\$ 66,250.00	\$ 14,945.00	\$ 57,930.00	\$ 863.72	\$ 1,636.05	\$ 5,096.42	\$ 7,596.19
207	3 Bed & 2 Bath	128	13	141	2G B1	CP 52 & CP 53	ST 31	N	\$ 69,950.00	\$ 16,055.00	\$ 60,890.00	\$ 880.48	\$ 1,721.45	\$ 4,831.10	\$ 7,433.03
301	3 Bed & 2 Bath	156	70	226	2G B1	CP 64 & CP 65	ST 27	N	\$ 90,000.00	\$ 22,070.00	\$ 76,930.00	\$ 971.31	\$ 2,184.20	\$ 5,887.91	\$ 9,043.42
302	2 Bed & 2 Bath	75	10	85	2S B2	CP 11 & CP 12	ST 05	S	\$ 40,250.00	\$ 7,145.00	\$ 36,225.00	\$ 745.94	\$ 1,035.97	\$ 3,435.73	\$ 5,217.64
303	2 Bed & 2 Bath	71	10	81	2S B2	CP 22 & CP 23	ST 10	S	\$ 38,750.00	\$ 6,695.00	\$ 34,875.00	\$ 739.15	\$ 1,001.35	\$ 3,284.75	\$ 5,025.25
304	3 Bed, 2 Bath & Study	141	100	241	2G B1	CP 62 & CP 63	ST 32	N	\$ 90,000.00	\$ 22,070.00	\$ 76,930.00	\$ 971.31	\$ 2,184.20	\$ 5,321.76	\$ 8,477.27
401	3 Bed & 2 Bath	134	9	143	2G B1	CP 56 & CP 57	ST 25	N	\$ 81,250.00	\$ 19,445.00	\$ 69,930.00	\$ 931.67	\$ 1,982.25	\$ 5,057.56	\$ 7,971.48
402	2 Bed & 2 Bath	73	10	83	2S B2	CP 05 & CP 10	ST 02	S	\$ 41,250.00	\$ 7,445.00	\$ 37,125.00	\$ 750.47	\$ 1,059.05	\$ 3,360.24	\$ 5,169.76
403	2 Bed & 2 Bath	71	10	81	2S B2	CP 13 & CP 19	ST 06	S	\$ 39,750.00	\$ 6,995.00	\$ 35,775.00	\$ 743.68	\$ 1,024.43	\$ 3,284.75	\$ 5,052.86
404	3 Bed, 2 Bath & Study	124	15	139	2G B2	CP 01 & CP 02	AT CAR	N	\$ 76,000.00	\$ 17,870.00	\$ 65,730.00	\$ 907.89	\$ 1,861.08	\$ 4,680.13	\$ 7,449.10
501	3 Bed & 2 Bath	134	9	143	2G B1	CP 58 & CP 59	ST 26	N	\$ 82,750.00	\$ 19,895.00	\$ 71,130.00	\$ 938.47	\$ 2,016.87	\$ 5,057.56	\$ 8,012.90
502	2 Bed & 2 Bath	73	10	83	2S B2	CP 06 & CP 07	ST 03	S	\$ 42,250.00	\$ 7,745.00	\$ 38,025.00	\$ 755.00	\$ 1,082.13	\$ 3,360.24	\$ 5,197.37
503	2 Bed & 2 Bath	71	10	81	2S B2	CP 14 & CP 15	ST 07	S	\$ 40,750.00	\$ 7,295.00	\$ 36,675.00	\$ 748.21	\$ 1,047.51	\$ 3,284.75	\$ 5,080.47
504	3 Bed, 2 Bath & Study	124	15	139	2G B1	CP 48 & CP 49	ST 23	N	\$ 77,750.00	\$ 18,395.00	\$ 67,130.00	\$ 915.82	\$ 1,901.47	\$ 4,680.13	\$ 7,497.42
601	3 Bed & 2 Bath	121	10	131	2G B1	CP 16 & CP 47	ST 22	N	\$ 87,725.00	\$ 21,387.50	\$ 75,110.00	\$ 961.00	\$ 2,131.69	\$ 4,566.90	\$ 7,659.60
602	3 Bed & 2 Bath	141	14	155	2G B1	CP 60 & CP 61	ST 33	S	\$ 102,225.00	\$ 25,737.50	\$ 86,710.00	\$ 1,026.69	\$ 2,466.35	\$ 5,321.76	\$ 8,814.80
603	3 Bed, 2 Bath & Study	126	13	139	2G B1	CP 54 & CP 55	ST 24	N	\$ 91,350.00	\$ 22,475.00	\$ 78,010.00	\$ 977.43	\$ 2,215.36	\$ 4,755.62	\$ 7,948.40

The NAV has been calculated on the assumption that Capital Improved Value of the property is equal to the Anticipate Sale Price
 Stamp duty has been calculated on the anticipated sale price using the current rates and assuming the purchaser is not a foreign purchaser
 Stamp duty has been calculated on the anticipated sale price using the current rates and assuming that construction has not yet commenced, that the purchaser is entitled to the off the plan stamp duty concession and that the building we be classed as a 'multi-low rise' development
 The is the minimum annual water charge based off the rates set by the ECS for the 2017/18 financial year
 The rates have been estimated based off the 2017/2018 Stonnington City Council residential rate of \$0.001098 per Capital Improved Value dollar and includes the minimum waste charge of \$337 per annum
 The fire service levy has been calculated on the MFB rate of \$107 plus 5.6 cents per \$1,000 of capital improved value. We have assumed that the Capital Approved Value of the property is equal to the Anticipate Sale Price
 The owners corporation fees are based of the estimated budget for year 1
 The land tax has been calculated on a single holding basis on the 2018 rates on the assumptions that the Taxable Value of the property is equal to the Anticipate Sale Price, that the purchaser is non-trustee and the property is to

Please note that the above figures are estimates only and have been calculated using a number of assumptions. The actual amount of outgoings will differ and will be depended on each purchaser's personal circumstance. It is **NOTE** make their own enquiries.