

## INDEPENDENT LIVING UNITS

Ranging from \$150,000 to \$650,000

### Units with an attached Garage

| Unit Name  | Beds | Study | Bath | Powder room | Garage | Standard Agreement Price * | Non-refundable Price ** |
|------------|------|-------|------|-------------|--------|----------------------------|-------------------------|
| Watson     | 2    | 1     | 1    | 1           | Double | \$650,000                  | \$395,440               |
| Grapevine  | 2    | 1     | 1    | 1           | Single | \$600,000                  | \$365,778               |
| Shoreham   | 2    | 1     | 1    | 1           | Single | \$600,000                  | \$365,778               |
| Tremont    | 2    | 1     | 1    | 1           | Single | \$550,000                  | \$336,117               |
| Brighton   | 2    | 1     | 2    |             | Single | \$550,000                  | \$336,117               |
| Drysdale   | 2    | 1     | 2    |             | Single | \$550,000                  | \$336,117               |
| Malvern    | 2    | 1     | 1    |             | Single | \$500,000                  | \$306,455               |
| Riversdale | 2    |       | 1    | 1           | Single | \$500,000                  | \$306,455               |
| Alphington | 2    |       | 2    |             | Single | \$500,000                  | \$306,455               |
| Charlton   | 2    |       | 2    |             | Single | \$500,000                  | \$306,455               |
| Eaglemont  | 2    |       | 1    |             | Single | \$500,000                  | \$306,455               |
| Lancefield | 2    |       | 1    |             | Single | \$500,000                  | \$306,455               |
| Flinders   | 1    |       | 1    |             | Single | \$400,000                  | \$247,471               |

### Units with general carparking and limited rental carport / rental garage arrangements.

| Unit Name       | Beds | Bath | Standard Agreement Price * | Non refundable price |
|-----------------|------|------|----------------------------|----------------------|
| Greythorn       | 2    | 1    | \$350,000                  | 217,471##            |
| Kingston        | 2    | 1    | \$350,000                  | 217,471##            |
| Hampton         | 1    | 1    | \$250,000 ##               | 158,148 ##           |
| G & K Special # | 2    | 1    | \$150,000 ##               |                      |

\* Standard agreement price includes \$15,000 Asset Replenishment fee, 36% Deferred management fee over 6 years and 2% administration fee. (See disclosure statement for further details)

\*\* Non-refundable pricing is a single one off payment that is not refundable and is calculated inclusive of all standard agreement fees plus 3% interest on the refundable portion of the standard price over 10 years. (See disclosure statement for further details)

# Special circumstance pricing for full pensioners over 70 years of age who have limited financial means is available on select Greythorn or Kingston Units, subject to availability.

## Depending on personal financial circumstances, Government Rent Assistance may be available to Residents who enter into Occupancy Agreements for these units

**THE SERVICE FEE is \$660.80 per month (\$152.50 per week)**

This fee is reviewed every twelve months.

(Prices current as of July 2023)