

CONCEPT 1 – Development Yield Potential

Legal Title Lot 1, DP 23456

Site Address 23 Long Road, Sampleville

Product type

Apartments Townhouses House & Land Commercial/ Mixed Use

Site Area

6.5 Ha

No. of Lots

75

No. of Products

112

Product mix

	Quantity		m ²
1 Bed (unit)	-	Ave. size	-
1 Bed + study (unit)	2	Ave. size	75
2 Bed (unit)	14	Ave. size	95
3 Bed (unit)	8	Ave. size	125
4 Bed (house)	60	Ave. size	265
4 Bed (duplex)	28	Ave. size	225

Subdivision mix

	Quantity		m ²
Residential Lots	60	Ave. size	650
Duplex Lots	14	Ave. size	750
Multi – Res units	1	Ave. size	1850

Target Market

Owner occupier Investor Developer/Builder Other

Comparable sales evidence

87 Short Rd - 3.2 Ha Development Site (no DA) – \$3.5M (\$109/m²) March 08

12 John Av - 30,875m² Development site (DA approval for 38 single resi lots) - \$2.2M (\$57,895/Lot) June 08

Comments

CONCEPT 1 achieves optimum yield and a balanced variation in housing choice through an innovative configuration of single allotments, duplex townhouses and apartments, within a lush, park-like estate. This concept proposes a moderately higher residential density than that of traditional detached dwellings and as such, is considered to comply with the intent of the Planning Scheme Residential Code.