

Stage 3 Expressions of Interest (EOI) Reserve Price List



The reserve price for each lot has been disclosed in order to provide guidance. Best offers should be provided through the EOI Form and are subject to the EOI Terms and Conditions.

Lot	Stage	Area (M ²)	Frontage (M)	Price*	Description
103	P3S3	703	21.0	\$400,000	Facing West, Good North Exposure
104	P3S3	703	17.3	\$400,000	Corner, Facing West, Good North Exposure
105	P3S3	705	23.5	\$390,000	North to rear
106	P3S3	705	23.5	\$385,000	North to rear
107	P3S3	900	30.0	\$560,000	North to rear
108	P3S3	970	28.6	\$580,000	Corner, North to rear
109	P3S3	801	27.8	\$520,000	Corner, North to rear
110	P3S3	801	27.8	\$520,000	Corner, North to rear
112	P3S3	807	28.6	\$520,000	Corner, Facing North
113	P3S3	800	32.0	\$520,000	Facing North
114	P3S3	800	32.0	\$520,000	Facing North
115	P3S3	800	32.0	\$520,000	Facing North
116	P3S3	800	32.0	\$520,000	Facing North
117	P3S3	1,024	32.0	\$590,000	Facing North
118	P3S3	902	28.2	\$560,000	Facing North
119	P3S3	953	29.8	\$560,000	Facing North
120	P3S3	704	22.0	\$390,000	Facing North
121	P3S3	779	19.5	\$400,000	Corner, Facing West, Good North Exposure
122	P3S3	1,100	32.9	\$590,000	Facing East, Good North Exposure, Possibly Elevated
123	P3S3	1,195	35.7	\$595,000	Facing East, Good North Exposure, Possibly Elevated
124	P3S3	703	21.0	\$351,900	Facing East, Good North Exposure, Possibly Elevated
125	P3S3	703	21.0	\$351,900	Facing East, Good North Exposure, Possibly Elevated



**A future connected
to nature.**

Stage 1 Price List - Land for Sale



Lot	Stage	Area (M ²)	Frontage (M)	Price*	Description
126	P3S3	703	21.0	\$351,400	Facing East, Good North Exposure, Possibly Elevated
127	P3S3	1,192	35.6	\$590,000	Facing East, Good North Exposure, Possibly Elevated
128	P3S3	1,192	35.6	\$590,000	Facing East, Good North Exposure, Possibly Elevated
129	P3S3	703	21.0	\$357,000	Facing East, Good North Exposure, Possibly Elevated
130	P3S3	703	21.0	\$351,000	Facing East, Good North Exposure, Possibly Elevated
131	P3S3	701	21.3	\$349,000	Facing East, Good North Exposure, Possibly Elevated
135	P3S3	728	17.6	\$355,000	Facing West, Good North Exposure, Possibly Elevated
136	P3S3	703	21.0	\$350,000	Facing West, Good North Exposure, Possibly Elevated
137	P3S3	1,200	35.8	\$600,000	Facing West, Good North Exposure, Possibly Elevated
138	P3S3	900	26.9	\$560,000	Facing West, Good North Exposure, Possibly Elevated
139	P3S3	900	26.9	\$560,000	Facing West, Good North Exposure, Possibly Elevated
140	P3S3	900	26.9	\$560,000	Facing West, Good North Exposure, Possibly Elevated
141	P3S3	703	21.0	\$350,000	Facing West, Good North Exposure, Possibly Elevated
142	P3S3	703	21.0	\$351,000	Facing West, Good North Exposure, Possibly Elevated
143	P3S3	720	17.8	\$357,000	Corner, Facing West, Good North Exposure, Possibly Elevated

* Pricing is subject to change. Pricing as of 23/02/2022.



EOI Forms to be submitted to:

E: sales@yarrahyass.com.au



**A lifestyle
you deserve.**



**A community
to belong.**

Expressions of Interest (EOI) Registration Form: Stage 3

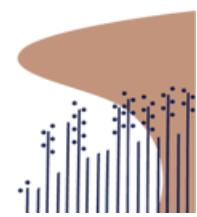


Please complete the EOI form & email to sales@yarrahyass.com.au by **5.00pm, Friday 4 March 2022** to register your interest in one of the lots available in Yarrah's Stage 3 land release. The Yarrah Sales Team will confirm receipt of your EOI Form.

PRIMARY CONTACT		
Title:	First name:	Surname:
Phone:	Mobile:	Email:
NAME(S) NOMINATED FOR CONTRACT OF SALE (MUST BE AS PER CONTRACT OF SALE)		
First name:		
Middle name:		
Surname:		
Residential address:		
Suburb:	State:	Postcode:
Postal address:		
Suburb:	State:	Postcode:
If a company or business include your ABN/ACN number (please circle as appropriate):		
SOLICITOR/CONVEYANCER DETAILS (YOU MUST COMPLETE THIS SECTION)		
Business name:		
Contact person (if known):		
Phone number:		
Email:		
Postal address:		
Suburb:	State:	Postcode:
Physical address:		
Suburb:	State:	Postcode:
YOUR SITUATION / CONFIRMATION (PLEASE CHECK THE BOXES THAT APPLY TO YOU)		
<input type="checkbox"/> I have finance pre-approval		
<input type="checkbox"/> I acknowledge a 10% deposit is required upon exchange of contract		
<input type="checkbox"/> I have read the EOI Terms and Conditions		
LOT AND OFFER (PLEASE INDICATE YOUR PREFERENCES 1-3 AND INSERT YOUR OFFER)		
<input type="checkbox"/> LOT 103 (703m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 104 (703m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 105 (705m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 106 (705m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 107 (900m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 108 (970m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 109 (801m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 110 (801m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 112 (807m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 113 (800m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 114 (800m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 115 (800m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 116 (800m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 117 (1,024m ²)	YOUR OFFER \$	
<input type="checkbox"/> LOT 118 (902m ²)	YOUR OFFER \$	



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Stage 1 Price List - Land for Sale



<input type="checkbox"/> LOT 119 (953m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 120 (704 m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 121 (779m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 122 (1100m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 123 (1195m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 124 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 125 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 126 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 127 (1192m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 128 (1192m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 129 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 130 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 131 (701m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 135 (728m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 136 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 137 (1200m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 138 (900m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 139 (900m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 140 (900m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 141 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 142 (703m ²)	YOUR OFFER \$
<input type="checkbox"/> LOT 143 (720m ²)	YOUR OFFER \$

Notes:

1. The vendor intends to use this EOI Form to select purchasers for the Lots. The vendor may accept or refuse to accept an EOI Form in its absolute discretion. The vendor is not obliged to sell any Lot to any respondent. The vendor may sell one or more of the Lots to any person, in its discretion.
2. Please make sure you fill out the EOI Form completely. Any EOI Form that is not filled out completely may not be considered as part of the EOI process.
3. If you are selected following submission on this EOI form, the details provided in this EOI form will be used to generate a sales advice and a contract for sale. The vendor does not propose to negotiate the terms of the contracts for sale generated following the EOI process.
4. Respondents are strongly encouraged to nominate a solicitor or professional conveyancer in the EOI form. The vendor strongly recommends that respondents do not self-act.
5. The EOI Form is subject to the accompanying EOI Terms and Conditions. By submitting an EOI Form, the respondent agrees to be bound by the EOI Terms and Conditions.
6. Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken by the vendor for any errors or omissions and details may be subject to change without notice. All road designs, services, contours, lot sizes, lot dimensions, easements and covenants are preliminary only and subject to construction, final survey and authority approval. For final lot numbers refer registered deposited plans (DP). The vendor takes no responsibility for the accuracy or completeness of information and recommends that respondents seek legal, financial and accounting advice prior to submitting an EOI Form, making an offer or purchasing land or house and land packages.