



**first  
national**  
REAL ESTATE

**Childers**

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17 July 2023

TO WHOM IT MAY CONCERN

Dear Sir/Madam

**Re: Market Appraisal – Lower Waterloo Road, Waterloo Qld 4673**

As requested, I set out hereunder my opinion as to the current market value of the abovementioned property described as:- Lot 1 on Survey Plan 111849, containing a total area of 61.02ha.

**Appraisal of Land & Improvements:-** \$550,000.00

**The Improvements Comprise of:-**

- approximately 52ha of improved pastures;
- boundary and internal fencing;
- stock dam;
- stock bore equipped with solar pump supplying storage tank and 3 troughs;
- timber stockyards with vet crush and calf cradle; and
- 4 bay shed semi enclosed with 240 volt power connected.

**Search Criteria**

- Search Radius of 35km
- Sales from 14/07/22 to 14/07/23
- 40 to 80 hectares

**Comparable Sales**

|    |            |  |         |           |
|----|------------|--|---------|-----------|
| 1. | 06/09/2022 | 131 Mollenhagans Road, Rosedale Qld 4674         | 45.13ha | \$480,000 |
| 2. | 18/01/2023 | 344 Wills Road, Rosedale Qld 4674                | 64.75ha | \$548,000 |
| 3. | 08/06/2023 | Lot 50 Booyal Dallarnil Road, Dallarnil Qld 4621 | 64.72ha | \$505,000 |

This opinion is given for your information only and should not be relied upon for any commercial purpose. Whilst I am experienced as a salesperson only, I am not a Registered Valuer.

Yours faithfully

  
Philip J Dowling  
PRINCIPAL & RURAL  
SALES SPECIALIST