



**first
national**
REAL ESTATE

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16 August 2022

TO WHOM IT MAY CONCERN

Dear Sir/Madam

Re: Market Appraisal – Old Coach Road, Biggenden Qld 4621

As requested, I set out hereunder my opinion as to the current market value of the abovementioned property described as:- Lot 76 and 122 on Crown Plan C37993, containing a total area 16.96 ha.

Land and Improvements:- \$230,000.00

The Improvements Comprise:

- 3 megalitre Dam

Comparable Sales: Radius searched 45km (nothing local) only one (1) comparable 36km

1. 15/07/2022 2 Hebbards Road, Apple Tree Creek Qld 4660 20.33 ha \$240,000

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 &
SALES SPECIALIST