



**first
national**
REAL ESTATE

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20 May 2022

Mr S. and Mrs. Williamson
208 Telegraph Road
KALKIE QLD 4670

Dear Stephen & Shelley

**Re: Market Appraisal – Telegraph Road, Kalkie
Area of 16.26 hectares Lot 1 on RP 24913**

Please find below sales of similar properties, similar soil types and close to town which can be obtained from Core Logic.

1. Straight opposite the above property is 6 Ashfield Road settled on 13.10. 2016; 29.5 hectares for \$2,860,000.00
2. 77 Heidkes Road 20.71 hectares settled on 7.11.2018 for \$975,000.00.
3. 164 Farquhars Road, Qunaba 22.39 hectares settled on 12.07.2019 for \$1,800,000.00
4. 417 Windermere Road, Qunaba, 12.51 hectares settled on 4.07.2019 for \$1,320,000.00.

Yours faithfully

Christine Banks
Rural, Residential & Commercial Property Sales
First National Real Estate McColms
m: 0413 099 901 ph: (07) 4152 1122

5 June 2020

Mr. S. & Mrs. S. Williamson
208 Telegraph Road
KALKIE QLD 4670

Dear Stephen & Shelley

Re: **Market Appraisal - Telegraph Road, Kalkie
Area of 16.26 hectares Lot 1 on RP 24913**

We acknowledge your request for a Sales Appraisal of your property situated as above.

In arriving at a possible asking price I have relied on my knowledge of the local real estate market and compared the subject property with recent sales of similar properties in the area. Whilst all care and consideration has been taken in arriving at this opinion, it is not a valuation and therefore it should not be relied upon for financial purposes, or any other purpose other than to assist you to arrive at an asking price for the property. In all other cases it is recommended that you obtain your own independent valuation.

The market indicators are that the property should realise a price of \$40,000 per acre its current condition, being \$1,600,000 to \$1,700,000.

Please note that this is an estimate only, and market conditions at the time of listing determine the final price. There are many variables that can affect a sale price and these are not always identifiable until a proper title search and full enquiry has been undertaken.

Yours faithfully
First National - McColms



Christine Banks
Rural Sales Consultant

