



PO Box 638
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25th October 2023

Wayne Masterton
58 Buderim Avenue
Alexandra Headland Qld 4572

Dear Wayne,

I refer to your request for a market appraisal on your land at Yandina.

Young Property Group is pleased to provide the following appraisals for your records.

THIS APPRAISAL IS AT 30TH JUNE 2023

- Address: 110 Yandina Bli Bli Road, Yandina QLD
RPD: Lot 13 on RP 896931
Owner: Rowmanz Pty Ltd (TTE)
Area: 18.58 ha
Zone: Rural
Details: Two street access from Sheahans Road and Yandina Bli Bli Road. North east corner is elevated. Two creeks run through the land. Land is cleared except along the two creeks. Council maps show only a small proportion of the land floods. Current use – grazing.
Appraisal: We estimate that this land is worth around \$118,000/ha which gives a value of **\$2,200,000**.

- Address: 22 Yandina Bli Bli Road, Yandina QLD
RPD: Lot 244 on SP 156921
Owner: Rowmanz Pty Ltd (TTE)
Area: 17.71 ha
Zone: Rural
Details: This parcel of land has access off Sheahans Road and Yandina Bli Bli Road. Excellent exposure to Bruce Highway. The land is cleared, level and flood free. Current use – grazing.
Appraisal: We estimate that this land is worth around \$115,000/ha which gives a value of **\$2,040,000**.

- Address: 42-70 Sheahans Road, Yandina QLD
RPD: Lot 245 on SP 900847
Owner: Rowmanz Pty Ltd (TTE)
Area: 12.7 ha
Zone: Rural
Details: This parcel adjoins the land at 22 Yandina Bli Bli Road. Access off Sheahans Road. The land is level, fully cleared and has two creeks entering the property that join to one creek. Flood free. Excellent exposure to Bruce Highway. Current use – grazing.
Appraisal: We estimate that this land is worth around \$110,000/ha which gives a value of **\$1,400,000**.

Sales Evidence is attached.

Please note: The appraisal is merely an indication of market price whereas the real market price can only be determined by the amount a willing buyer is actually prepared to pay a willing seller for each property.

Attached to this report

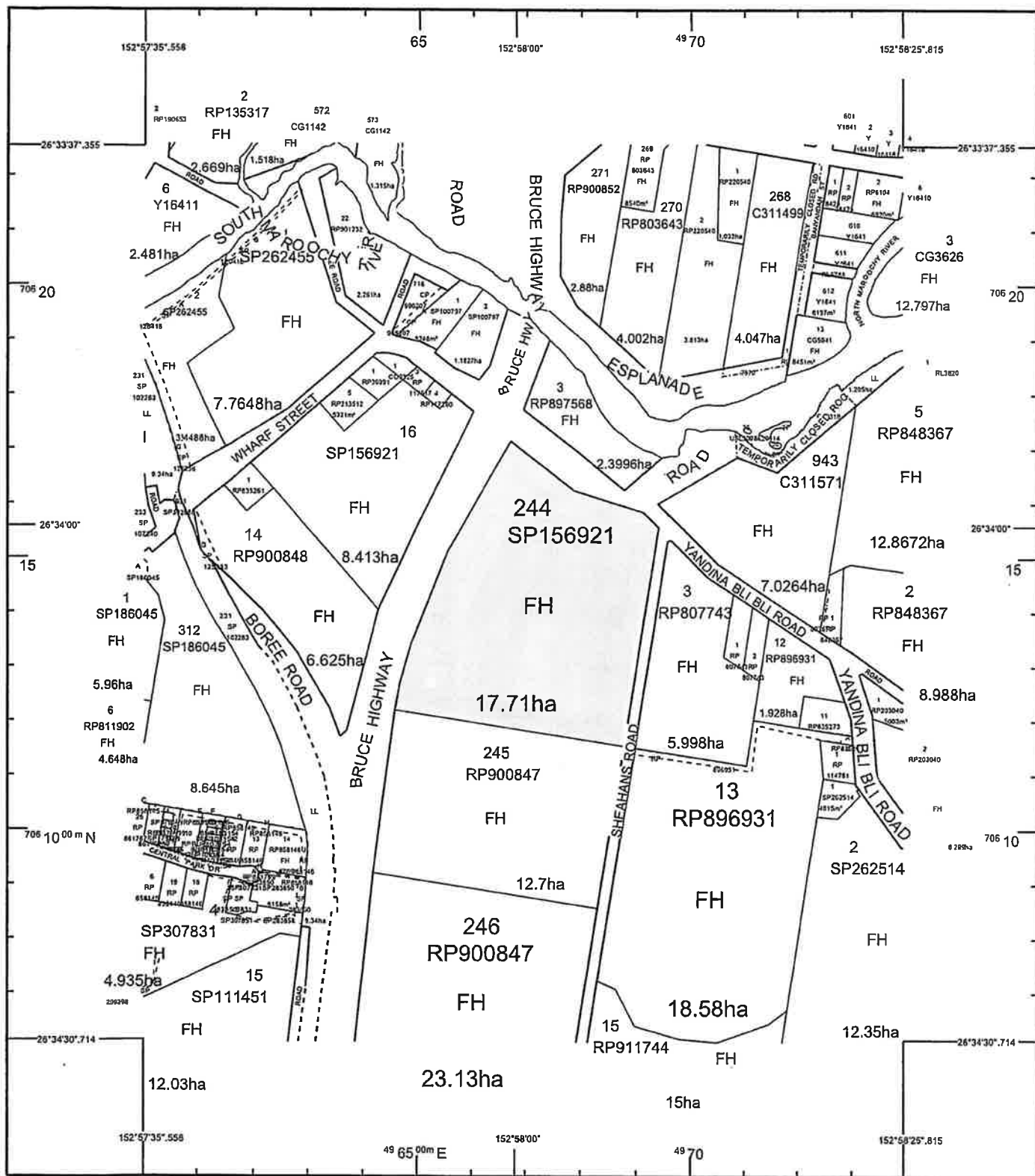
- Smart Map of each parcel to be appraised
- Sale Evidence with explanation
- Property Data solutions print out of each parcel listed as sales evidence

Please do not hesitate to contact me should you have any queries.



Greg Young
Managing Director
Young Property Group Pty Ltd
Real Estate agent for 40 years





STANDARD MAP NUMBER

9444-11241

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 244/SP156921
Area/Volume 17.71ha
Tenure FREEHOLD
Local Government SUNSHINE COAST REGIONAL
Locality YANDINA
Segment/Parcel 20912/246

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 17/09/2020

DCDB 16/09/2020

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SmartMap

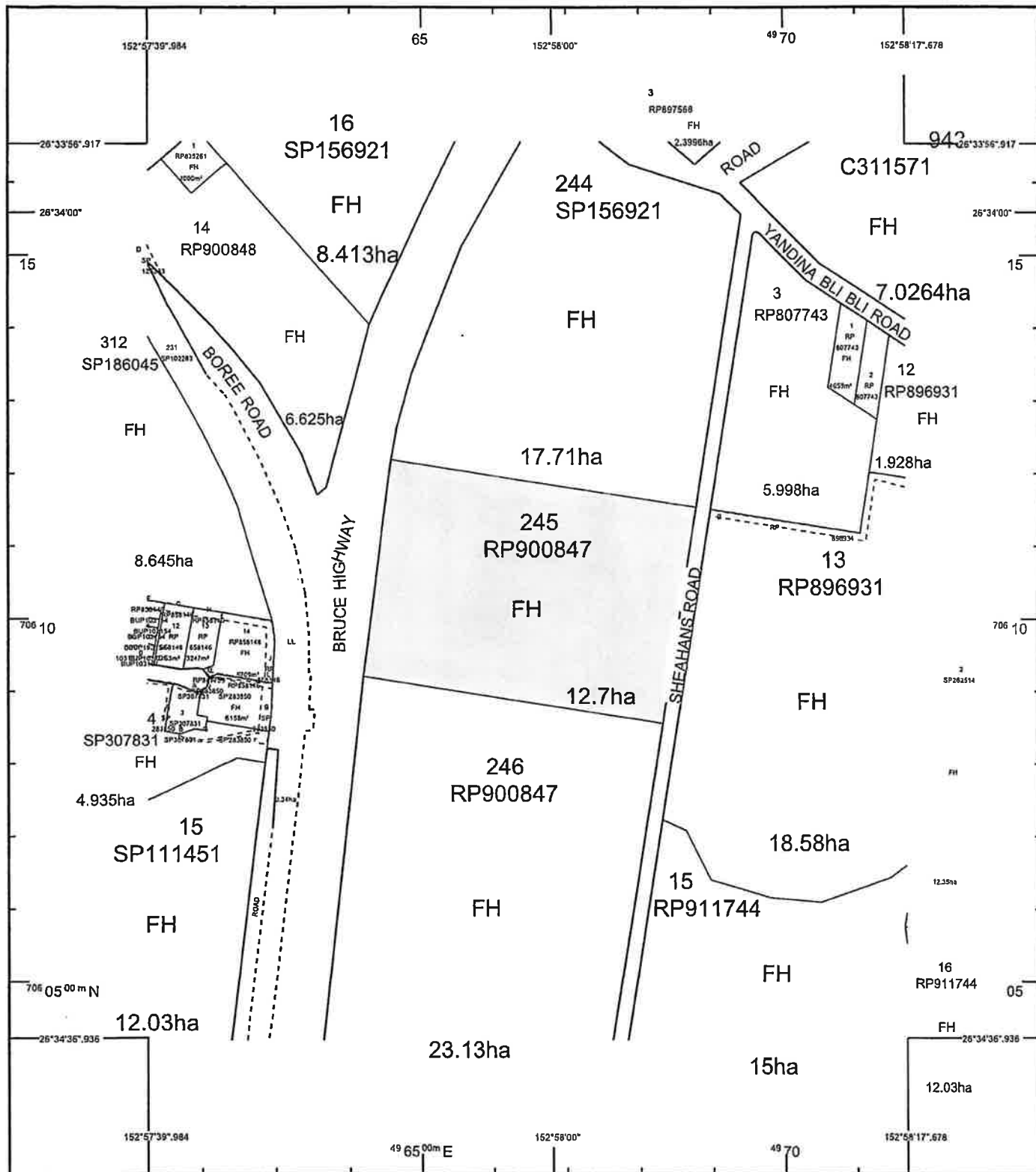
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SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.



STANDARD MAP NUMBER

9444-11241

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 245/RP900847
Area/Volume 12.7ha
Tenure FREEHOLD
Local Government SUNSHINE COAST REGIONAL
Locality YANDINA
Segment/Parcel 20912/92

CLIENT SERVICE STANDARDS

PRINTED (ddmm/yyyy) 17/09/2020

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SmartMap

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**Queensland
Government**

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Sales Evidence

- **Address: 0 Carrs Road, Bridges QLD 4561**

Area: 14.72 ha

Zone: Rural

Land Use: Vacant Land

Sales Date: 14/9/2022

Sales Price: \$1,600,000

Rate per ha: \$108,700 per hectare

Note: Sold by our office. Comparable sale.

Has a power line easement running through the land.

A creek flows through the land. 30% of land is subject to flooding.

- **Address: 136 Burtons Road, Bridges/109 Lees Road, Bridges Qld 4561 Area:**

18.56 ha

Zone: Rural

Land Use: Dwelling – Large homesite

Sales Date: 28/4/2023

Sales Price: \$2,000,000

Rate per ha: \$92,700 per hectare

Note: Small three bedroom cottage on the property and a 6x3 metre shed.

Estimated value of improvements = \$280,000

Has a creek running through the property with 30% subject to flooding.

Inferior land compared to subject blocks.

Land content after subtraction of improvements is

$\$2,000,000 - \$280,000 = \$1,720,000$.

- **Address: 97 Bruce Highway, Bridges/97-143 Bunya Road, Bridges QLD 4561 Area:**

20.46 ha

Zone: Rural

Land Use: Cattle breeding and fattening

Sales Date: Sale is unconditional – settlement set down for 3rd November 2023

Sales Price: \$2,150,000

Rate per ha: \$105,100 per hectare

Note: Comparable sale to 22 Yandina Bli Bli Road, 47-70 Sheahans Rd, Yandina. Land backs onto the Bruce Highway. Same usage, similar land. Has a power line easement running through the land. This sale was made by our office although not settled, it is unconditional with settlement in a few weeks – 3rd November 2023.

0 CARRS RD, BRIDGES, QLD 4561



Owner Details

Owner Name(s): CONCAM INVESTMENTS PTY LTD (TTE)
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Vacant Land - Freehold [Issuing]
 RPD: L1 CG3988
 Valuation Amount: \$620,000 - Unimproved on 30/06/2022
 Valuation Amount: \$475,000 - Unimproved on 30/06/2019
 Land Use: VACANT - LARGE HOUSESITE
 Zoning: Rural Zone
 Council: SUNSHINE COAST (MAROOCHY)
 Features:

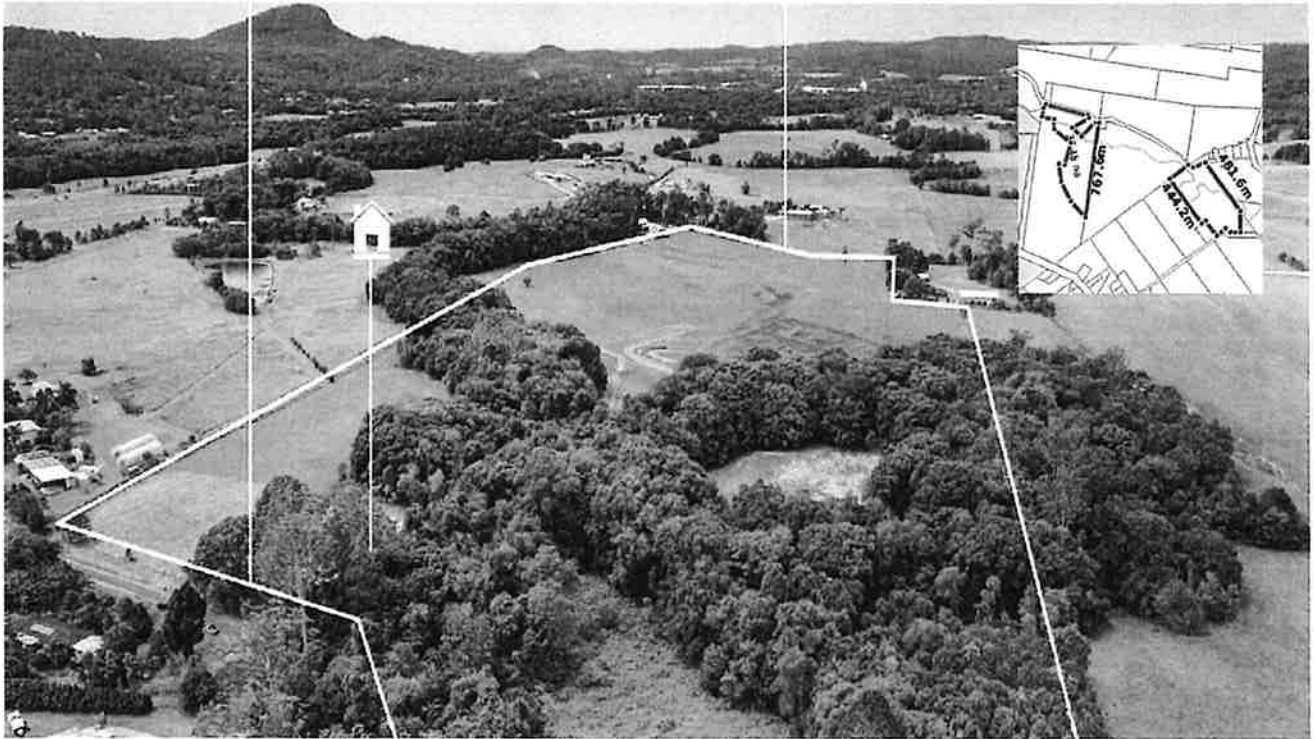


Area: 14.72 ha
 Area \$/m2: \$11
 Water/Sewerage:
 Property ID: 1418749 / QLD40598706
 UBD Ref: UBD Ref: 036 A20

Sales History

Sale Amount	Sale Date	Vendor	Area	Sale Type	Related
\$ 1,600,000	14/09/2022	SEQ PROJECT MANAGEMENT PTY LTD	14.72 ha	Normal Sale	No
\$ 450,000	26/05/2004	COLLEY	14.72 ha	Normal Sale	No
\$ 530,000	09/04/1998	RHYS D WILLIAMS; MARGARET E WILLIAMS	36.49 ha	Normal Sale	No

136 BURTONS RD, BRIDGES, QLD 4561



Owner Details

Owner Name(s):

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

 3  1  5

Property Type: House - Freehold [Issuing]

RPD: L2 RP202453 & L2 RP205668

Valuation Amount: \$202,500 - Unimproved on 30/06/2018

Valuation Amount: \$155,000 - Unimproved on 30/06/2016

Land Use: SUGAR CANE

Zoning: Rural Zone

Council: SUNSHINE COAST (MAROOCHY)

Features: Deck, Built in Robes

Area: 37.48 ha (0 m²)

Area \$/m²: ()

Water/Sewerage:

Property ID: 1503097350 /

UBD Ref: UBD Ref: 035 M16

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 2,000,000	29/04/2023			Agents Advice -	No
\$ 2,000,000	28/04/2023	ANDREW BARRY & MICHELLE ELIZABETH	18.56 ha	Normal Sale	No
\$ 1,110,000	19/07/2021	FAMIGLIRA PTY LIMITED	18.92 ha	Normal Sale	No
\$ 1,350,000	05/07/2021	FAMIGLIRA PTY LIMITED	18.56 ha	Normal Sale	No

Prepared on 23/10/2023 by Young Property Group. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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97 BRUCE HWY, BRIDGES, QLD 4561



Owner Details

Owner Name(s): BUNYA BRIDGES PTY LTD (TTE)
 Owner Address: 12 TWINS CT, DOOLANDELLA QLD 4077
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Vacant Land - Freehold [Issuing]
 RPD: L1 CG3751
 Valuation Amount: \$217,500 - Unimproved on 30/06/2022
 Valuation Amount: \$167,500 - Unimproved on 30/06/2019
 Land Use: CATTLE BREEDING & FATTENING
 Zoning: Rural Zone
 Council: SUNSHINE COAST (MAROOCHY)
 Features:

 3  2  2

Area: 20.46 ha
 Area \$/m2: \$5
 Water/Sewerage:
 Property ID: 1421708 / QLD40683415
 UBD Ref: UBD Ref: 036 A14

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 935,000	29/08/2005	BORDIN	20.46 ha	Normal Sale	No