



6 October 2021

Check email from Scott to Jannine 8.3.22

To Whom It May Concern

Dear Sir/Madam

**Re: Market Appraisal – 3872 Childers Road, Cordalba Qld 4660**

As requested, I set out hereunder my opinion as to the market value of the property described as:- Lot 106 on Registered Plan 270948, containing an area of 65.93 ha.

**Land & Improvements:-**

• Mature Trees 18.42 ha @ \$91,000/ha	\$1,676,220
• Balance land 47.51 ha @ \$3,000/ha	\$ <u>142,530</u>
	\$1,818,750
• Shed	\$ <u>25,000</u>
	\$1,843,750

**Adopt**

**\$1,845,000**



**The Improvements Comprise:**

- 9m x 6m Steel and Zinc Shed (high clearance)
- Water Allocation 105 megalitres
- 18.42 ha with 3271 Avocado Trees (2011 -2016)

**Comparable Sales:- 01/01/2021 to 06/10/2021 25km radius**

1. 06/04/2021 326 Knockroe Road, North Isis Qld 4660	68.25ha	\$1,500,000
2. 02/07/2021 124 Sheehans Road, Calavos Qld 4670	57.94ha	\$1,800,000

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