

Zamatex Pty Ltd Trading as

Nanango Real Estate

 Your Key to the Real Estate Market in Nanango

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Thursday, 13 October 2022

To Whom It May Concern:

**RE: Market Appraisal for Property situated 407 COOYAR-RANGEMORE ROAD,
COOYAR QLD 4402**

Property Description: Lot 28 on Registered Plan 185287

Zoning - Rural Residential

Title Reference: 16293206

The above property is a 2.47 hectare rural, un-serviced allotment with all bitumen road access. The land is fully fenced with some of the property selectively cleared with power connected to a 6m x 9m colourbond shed set on a concrete slab. Services include weekly garbage collection & mail service. The property is situated just minutes away from the country town of Cooyar.

In my opinion the market value of this property in the current market is between \$200,000 to \$220,000.

Attached is a list of similar properties sold in the area in the last 12 months

Yours Sincerely
NANANGO REAL ESTATE



Marie Madigan
Sales Consultant
Nanango Real Estate



Nanango Real Estate
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Property List



Back Creek Road Cooyar QLD 4402

Sale Price: \$125,000

Zoning: RURAL RESIDENTIAL (ROSALIE)

Land use: Vacant - Large Housesite

Sale Date: 18 Dec 2021

Area: 3.00Ha

Attributes:



7 Nicholas Court Cooyar QLD 4402

Sale Price: \$110,000

Zoning: RURAL RESIDENTIAL (ROSALIE)

Land use: Vacant - Large Housesite

Sale Date: 21 Feb 2022

Area: 2.14Ha

Attributes: 1 Beds, 1 Baths



9 Nicholas Court Cooyar QLD 4402

Sale Price: \$245,000

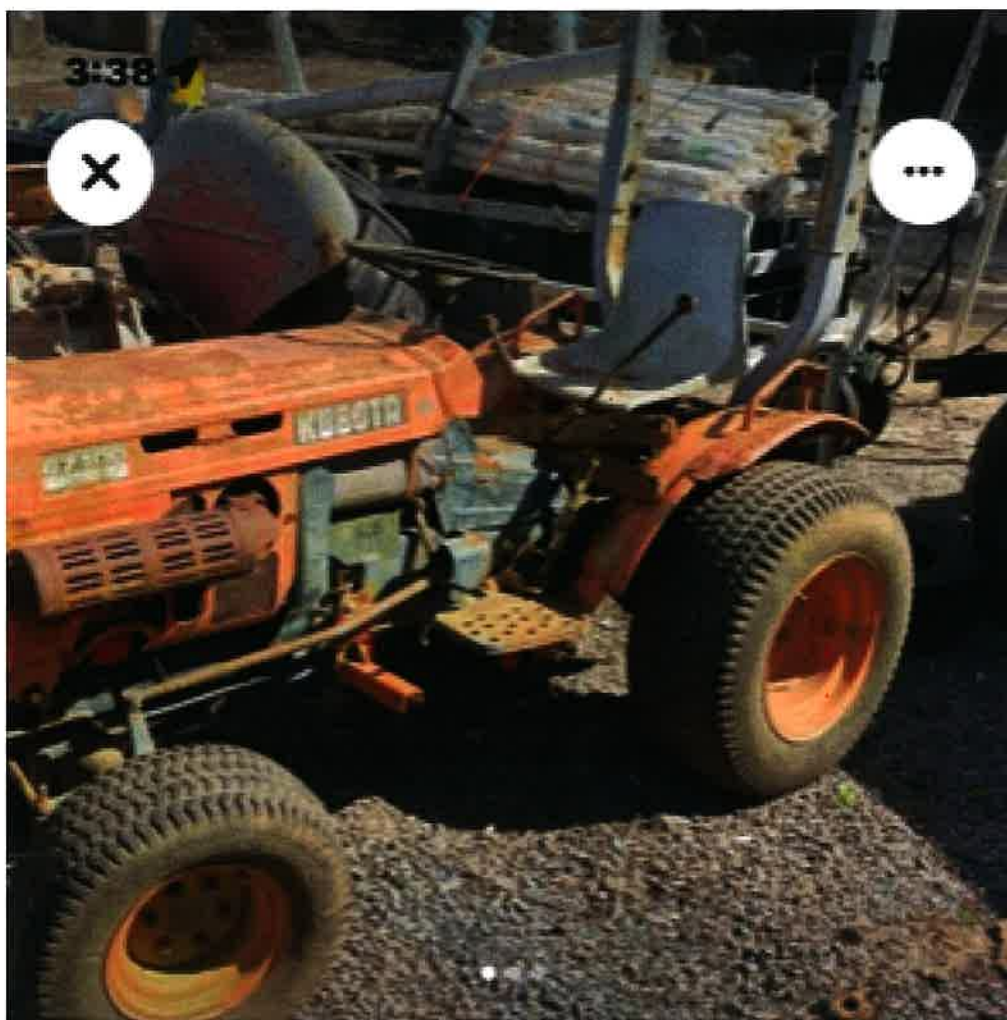
Zoning: NOT ZONED

Land use: Vacant - Large Housesite

Sale Date: 10 Nov 2021

Area: 11.05Ha

Attributes:



Kubota B7100 4wd Diesel Tractor (Price Negotiable)

\$3,300 ~~\$3,900~~ · In stock

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Seller information

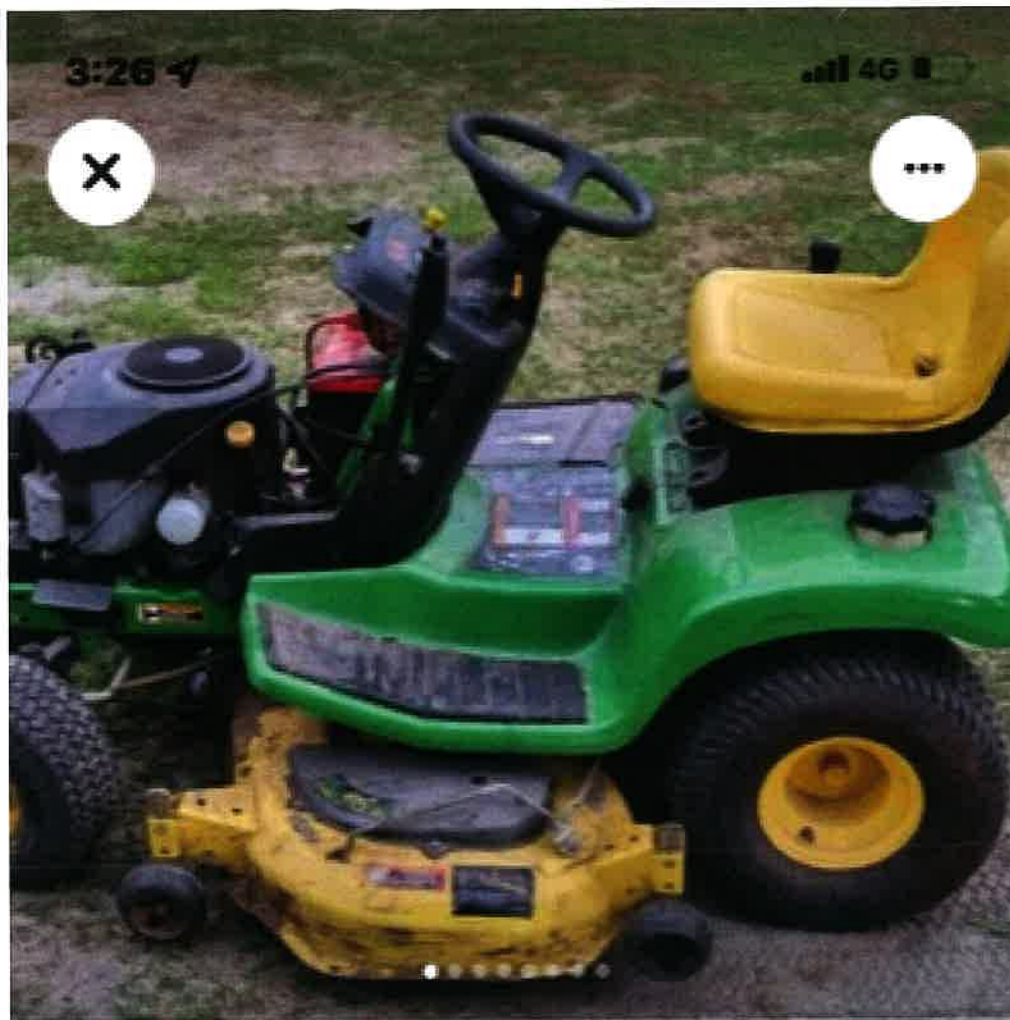
[Seller Details](#)



Sam Hughes


★★★★★ 20

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John deere ride on mower

\$1,100 · In stock

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Jono Staples

★★★★★ 19

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