



PO Box 638
Mooloolaba Qld 4557
P 07 5445 1800
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13th June 2022

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.

- 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 \$113,000/ha which gives a value of **\$2,100,000**.
- 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 \$124,200/ha which gives a value of **\$2,200,000**.

- 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 \$102,300/ha which gives a value of **\$1,300,000**.

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.

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



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