



7th July 2020

WKL Taylor Pty Ltd (tte)
Taylor Family Superannuation Fund
74 Robertson Rd
Amiens Q 4380

Dear Sir/Madam,

Re: Property Appraisal Lot 1 on SP172483 - 17.21 Ha 'Evans Block'.

I advise having inspected the property situated at Spring Creek Rd, Greenlands and provide my property appraisal following.

Property Appraisal

Address: Spring Creek Road, Greenlands

Description: Lot 1 on SP172483

Area: 17.21 ha

Description of Land:

A 42.5 acre block of natural bushland with large granite outcrops and spectacular views to the south west. With the nine mile creek running through the block and a large approx. 75-80ML catchment dam this is a very attractive lifestyle property. Highly desirable on today's market.



I, Sally J Rowen being a licensed real estate agent in practice in Stanthorpe, Qld, hereby declare that in my opinion a fair market value for the property on today's current market would be in the vicinity of **\$310,000 to \$320,000**

I provide evidence of 3 recent comparative sales as follows.

- ~ 304 Townsend Rd, Glen Aplin Q 4381 - 15Ha sold 02/10/2020 \$210,000 natural bushland with no improvements or capacity to cultivate, nor reliable water storage.
- ~ 54 Barnes Rd, Applethorpe, Q 4380 - 20.93Ha sold 24/07/2020 \$340,000 half cleared, half natural bush block with a large water catchment dam. Easy access off Barnes Rd.
- ~ L2 Days Rd, Ballandean, Q 4382 - 17.02 Ha sold 04/07/2020 \$165,000 natural bush with large rocky outcrops and great views. No water at all.

Should you require any further details in this regard, please do not hesitate to contact me.

Yours faithfully



Sally Rowen
Granite Belt Realty

Disclaimer

The appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure I stress that it is an opinion only and not to be taken as a sworn valuation. I must add that I shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

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