



GRANITE BELT REALTY

Local People Working For You

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 230 on BNT603 - 8.16 Ha 'Dump Block'.

I advise having inspected the property situated at Butler Road, Amiens and provide my property appraisal following.

Property Appraisal

Address: Butler Road, Amiens

Description: Lot 230 on BNT603

Area: 8.16 ha

Description of Land:

Approx. 2.5ha of cultivation in place with hard set irrigation lines, a large dam with a land area of approx. 2ha with holding capacity unknown. Balance land of approx. 3ha is cleared and potentially arable.



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.
- ~ 82 Tennant Rd, The Summit Q 4377 - 5.51Ha sold 02/07/2020 \$660,000 cropping land with established crops, irrigation and excellent water source and storage.
- ~ 305 Watters Rd, Fletcher Q 4381 - 13.04Ha sold 24/06/2020 \$95,000 inaccessible natural bushland with no water source or capacity to cultivate.

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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