

317 WINFIELD ROAD LAKE EACHAM QLD 4884

Prepared on 18th May 2022



Shellie Nightingale
Elders Real Estate Malanda

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MALANDA QLD 4885

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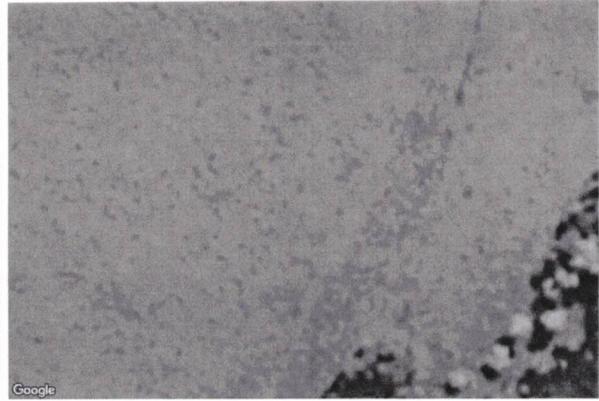
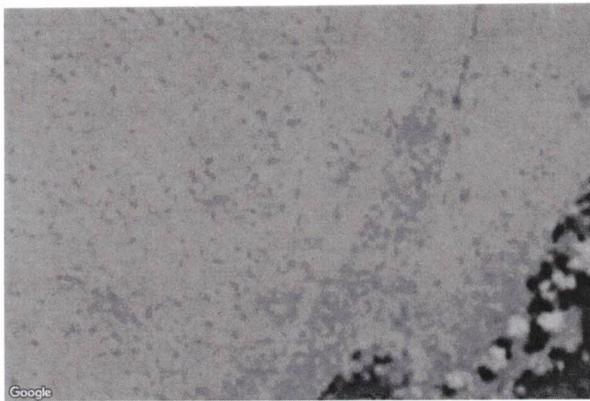
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Your Property History

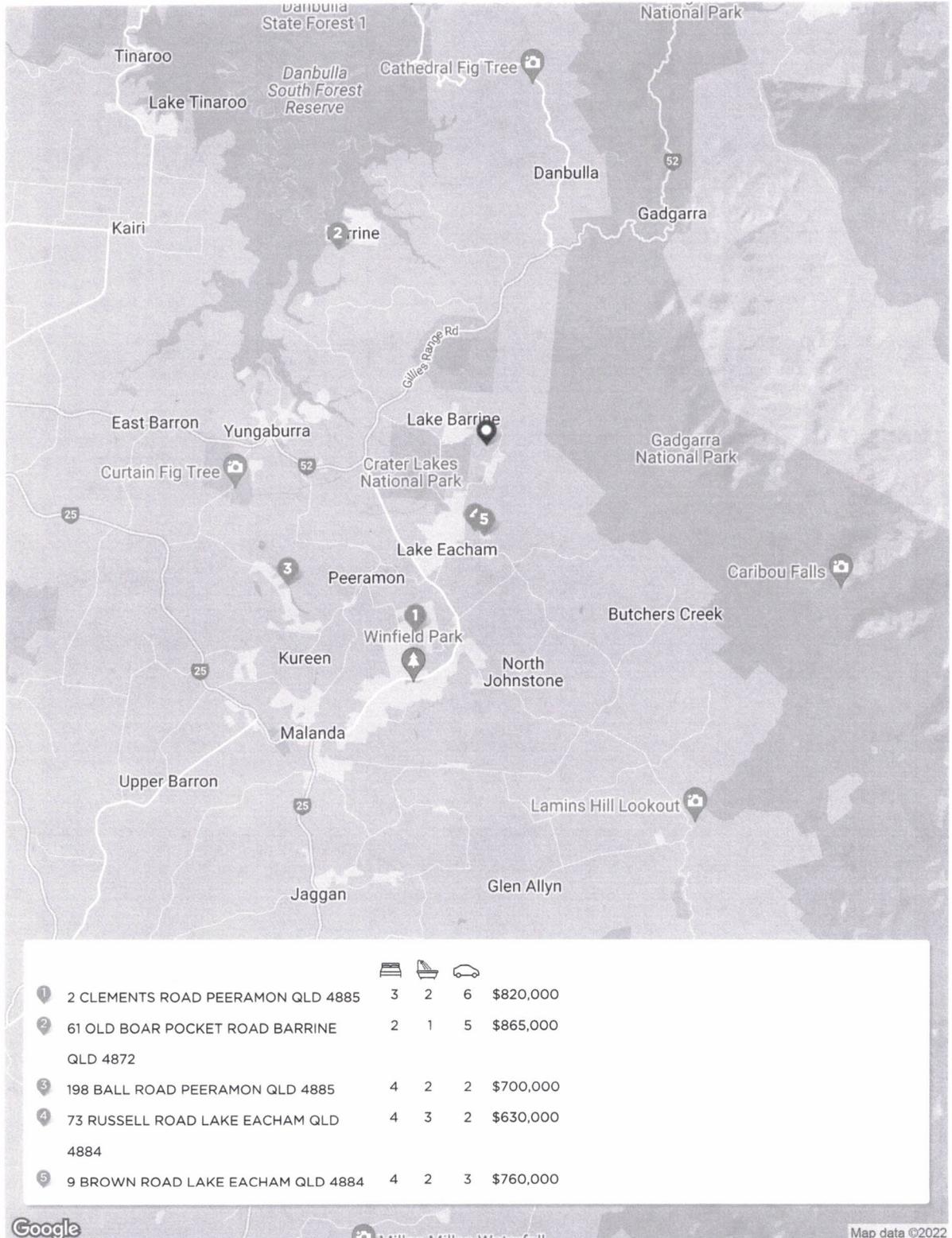


Introducing Shellie Nightingale

Joining the Elders Sales Team in September 2017 I have blossomed in the role and am currently #1 agent for the postcode of 4885, receiving "Agent of the Year" award for 2022, 2021, 2020 & 2019 and Elite status with Elders in 2021 & 2020, top 10% of Elders sales agents in Queensland and Northern NSW.

Do what you Love, Love what you Do

Comparables Map: Sales



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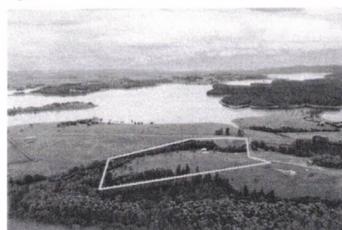
Comparable Sales

1 2 CLEMENTS ROAD PEERAMON QLD 4885 **Sold Price \$820,000**



 3  2  6  4.06ha  140m²
 Year Built - DOM 15
 Sold Date 05-Nov-21 Distance -
 First Listing Offers over \$850,000
 Last Listing Offers over \$850,000

2 61 OLD BOAR POCKET ROAD BARRINE QLD 4872 **Sold Price \$865,000**



 2  1  5  8.11ha  160m²
 Year Built 1989 DOM 11
 Sold Date 15-Feb-22 Distance -
 First Listing Offers Over \$780,000
 Last Listing Under Contract

3 198 BALL ROAD PEERAMON QLD 4885 **Sold Price \$700,000**



 4  2  2  3.31ha  131m²
 Year Built 1992 DOM 49
 Sold Date 04-Nov-21 Distance -
 First Listing Offers Over \$750,000
 Last Listing \$750,000

4 73 RUSSELL ROAD LAKE EACHAM QLD 4884 **Sold Price \$630,000**



 4  3  2  7ha  213m²
 Year Built 2000 DOM -
 Sold Date 08-Nov-16 Distance -
 First Listing -
 Last Listing -

5 9 BROWN ROAD LAKE EACHAM QLD 4884 **Sold Price \$760,000**

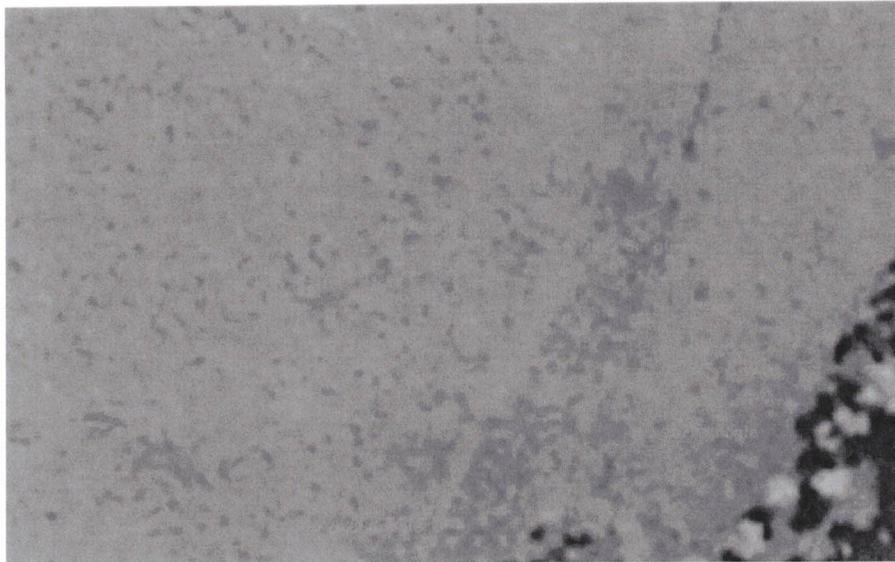


 4  2  3  9.29ha  -
 Year Built - DOM 28
 Sold Date 27-Jan-22 Distance 2.81km
 First Listing \$800,000
 Last Listing \$800,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Summary

317 WINFIELD ROAD LAKE EACHAM QLD 4884



Appraisal price range

High \$700,000 - Low \$800,000

Notes from your agent

Thank you for trusting in Elders to supply the market appraisal, the price is of course being a personal estimation only, based on my experience and current market trends, and is in no way a legal valuation to be used for any official purposes. I would highly recommend a property valuation by registered valuers such as Herron Todd White or Northern Property Valuers.

Testimonials

Russell Road, Malanda



“ Shellie listed our property after we signed a contract to purchase our new home. She was very professional. If you want to buy or sell, Shellie is your agent. She is very knowledgeable, helpful and professional. When we listed our property with her, she already had potential buyers in mind. She will endeavour to find you your dream property as well. We could not have had a better agent to sell our little farm. She was always happy to answer any questions we had no matter what the time of day. My emails, texts and calls were answered almost immediately.

Thank you very much Shellie. Isabel and Glenn.

Verified by RateMyAgent

”

Glenn & Isabel

10th July 2017

Cox Road, Pearamon



“ Passionate, knowledgeable and honest!!! From the moment we met Shellie it was clear how passionate she is about her job. We were given honest reliable advice and recommendations, and were supported in our decisions. She went out of her way to make sure the sale of our house went as smoothly as possible and despite small hiccups along the way, gave us clear direction and reassurance. Her calming nature and kind personality makes a stressful process much easier. We will be back to see Shellie whenever we plan to buy next in the tablelands.

Verified by RateMyAgent

”

Anthony & Alexandra

AUGUST 2017

Testimonials

Lynn Rd, Pearamon



“ AMAZING!!!
When it was time to once again sell a property, there was no hesitation on who would be a sales agent...the Superstar Shellie!
As always Shellie gives great advice, gets the properties sold in super fast time to the right buyers.
Shellie at Elders Malanda is THE person we would recommend to anyone buying or selling property on the Tablelands.
Thanks once again Shellie!
Verified by RateMyAgent

Colin & Shannon

JUN 2021

88 Jallard Rd Yungaburra



“ Shellie is the best! Highly Recommended!
Shellie is the best! She responded fast all the time and got good results in the end.
She was thorough and professional and a pleasure to work with. Shellie is an excellent negotiator with a personalised touch. Nothing was ever too much for Shellie. A seamless sales service provided to us by Shellie with a focus on attention to detail.
Her great knowledge on our local area was an advantage to the selling process and combined with her hard work into a success.
HIGHLY RECOMMEND!!!
Verified by RateMyAgent

Bill & Laura

JULY 2021

Testimonials

41 Ford Rd, Tarzali



“ Shellie is very professional and approachable. Shellie took the time to understand all aspects of our property. From appraisal through to handover we found Shellie to be very pleasant and professional. We appreciated her honesty and ability. We have no hesitation in recommending Shellie.
Verified by RateMyAgent ”

Robert & Julie

January 2022

Kennedy H'way Atherton



“ Thank you for selling our home Shellie was an amazing person to work with. She was diligent, reliable, and very obliging. Anyone that gets to work with her is very lucky. Highly recommended
Verified by RateMyAgent ”

Kim & Sharron

February 2022



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