

Brenda Wishey



29 September 2022

Helen Marie & Donald William WAGNER (TTE)
62 Recreation Reserve Road.
Highfields. Qld. 4352

To Whom it May Concern,

**Re: Market Appraisal – “Mascot” 2330 Dalby - Cooyar Road, Kaimkillenbun. Qld 4406
(being Lot 7 AG513 – 106.59 ha)**

Further to our inspection of the property and in comparison with other properties sold in the last 18 months, a fair and reasonable market appraisal would be **\$1,500,000** as of 29th September 2022.

The information in the enclosed ‘Sales Report’ and our experience has helped us to appraise what we believe would be a realistic appraisal.

Main features taken into consideration:

SERVICES: Bitumen road frontage, One side gravel road, Single phase power, School bus, Mobile service.

COUNTRY: Quality dark self-mulching cracking clay soils.

-Approx.

22ha Irrigation assisted cultivation.

-Approx. 61ha Dry Land Cultivation.

-Approx. 3ha planted to Leucaena

-Approx. 4ha Improved Pastures

-Balance comprises infrastructure & grazing.

WATER: 1 x Irrigation bore with 9 hydrants
(water licence 94024R Nominal Entitlement 85meg).

20,000 gallons of rainwater storage

1 x 2,500 gallons used for spraying.

HOUSE: 3-bedroom home with verandahs on 3 sides, main bedroom having walk-in robe and ensuite. The modern kitchen overlooks the lounge and dining area + there is a split reverse air-conditioning unit & wood heater.

On the rear of the home is a good-sized entertaining deck.

SHED: 33 x 20m Machinery Shed with power & toilet

YARDS: Basic portable panel cattle yards with loading ramp.

This is a market appraisal only and not a valuation. WIRE Property Agents cannot be responsible for any changes in the property market here on.

Kind regards,

Roger



Roger Foxton 0419 778 305

WIRE Property Agents ABN | 26 337 879 583 ACN | 628 861 076 Shop 1 – 2 Highfields Road, Highfields, Qld 4352

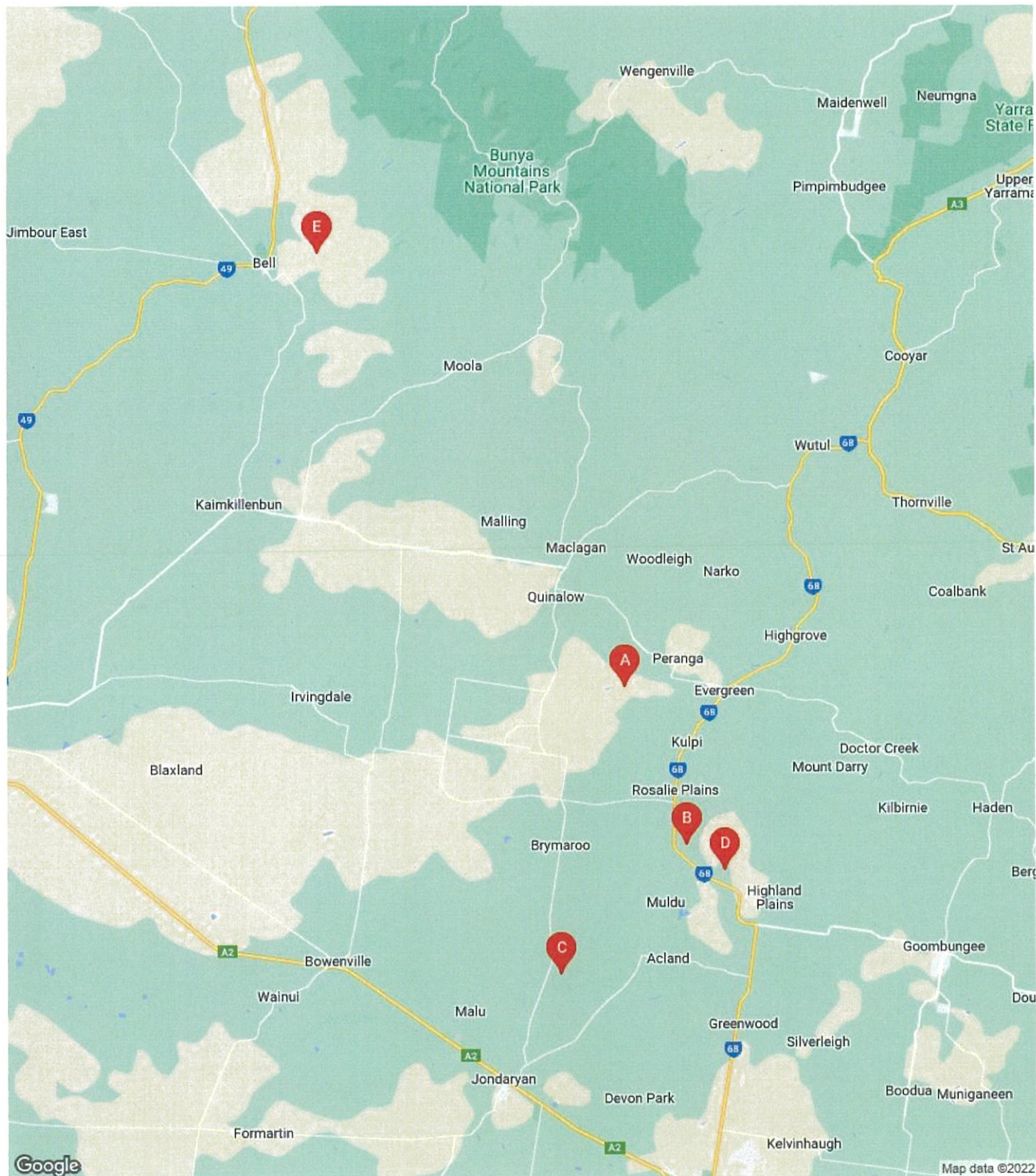




SALES REPORT

2330 DALBY COOYAR ROAD KAIMKILLENBUN QLD 4406

Sales Map



Prepared on 29/09/2022 by WIRE - Property Agents. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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Sales Search Report - Image Report

Search Criteria

Search Summary

Records: 5

Focus Property: 2330 DALBY COOYAR ROAD, KAIMILLENBUN,
QLD 4406

Radius: 30000 m

Sale Date: 29/03/2021 to 29/09/2022

Sale Price: Any

Land Size: 75 ha to 150 ha

Attributes: Any

Property Type: Any

	Price	Days	Area
Lowest	\$ 1,200,000		818,422 m ²
Highest	\$ 1,962,500		1,449,000 m ²
Average	\$ 1,497,500		1,210,484 m ²
Median	\$ 1,500,000		1,255,000 m ²



161 PERANGA-BRYMAROO RD, PERANGA, QLD

Distance from Property: 24km



Property Type: Other
Area: 144.9 ha
Area \$/m2: \$1
RPD: L1 RP851225

Features:

Sale Price: \$1,225,000 (Normal Sale)

Sale Date: 10/06/2022 **Days to Sell:** N/A

Last Price: **Chg %:**

First Price: **Chg %:**

Office Name:

Agent Name:



OAKEY OAKEY-COOYAR RD, ROSALIE PLAINS,

Distance from Property: 32km



Property Type: House
Area: 81.84 ha
Area \$/m2: \$2
RPD: L20,214 RP803011

Features:

Sale Price: \$1,500,000 (Normal Sale)

Sale Date: 25/02/2022 **Days to Sell:** N/A

Last Price: **Chg %:**

First Price: **Chg %:**

Office Name:

Agent Name:



680 JONDARYAN-NUNGIL RD, JONDARYAN, QLD

Distance from Property: 32km



Property Type: House
Area: 123.5 ha
Area \$/m2: \$1
RPD: L1 RP809648

Features:

Sale Price: \$1,600,000 (Normal Sale)

Sale Date: 08/02/2022 **Days to Sell:** N/A

Last Price: **Chg %:**

First Price: **Chg %:**

Office Name:

Agent Name:



2024 OAKEY-COOYAR RD, HIGHLAND PLAINS, QLD

Distance from Property: 34km



Property Type: House
Area: 125.5 ha
Area \$/m2: \$2
RPD: L1 RP50494

Features:

Sale Price: \$1,962,500 (Normal Sale)

Sale Date: 21/10/2021 **Days to Sell:** N/A

Last Price: **Chg %:**

First Price: **Chg %:**

Office Name:

Agent Name:





92 MCPHEES RD, BELL, QLD 4408

Distance from Property: 16km



3



2



2



Property Type: House

Area: 129.5 ha

Area \$/m2: \$1

RPD: L30 AG254

Features:

Sale Price: **\$1,200,000 (Normal Sale)**

Sale Date: 16/09/2021 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Office Name:

Agent Name:



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41625343

Search Date: 08/07/2022 15:27

Title Reference: 18783209

Date Created: 30/06/1994

REGISTERED OWNER

Dealing No: 719782791 09/12/2019

HELEN MARIE WAGNER

DONALD WILLIAM WAGNER TRUSTEE

UNDER INSTRUMENT 719782791

ESTATE AND LAND

Estate in Fee Simple

LOT 75 CROWN PLAN AG513

Local Government: WESTERN DOWNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 18783209 (Lot 75 on CP AG513)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX