

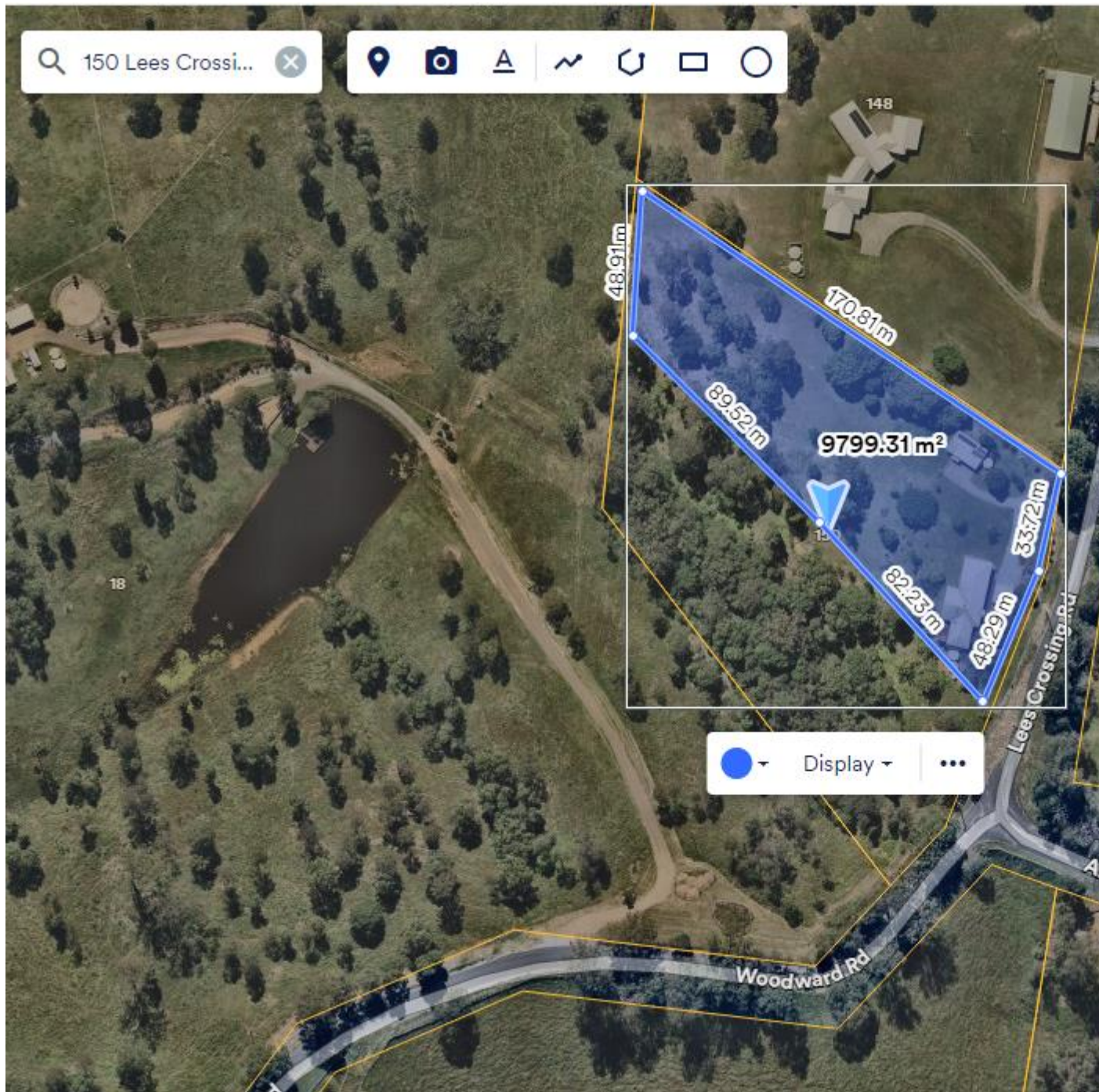
### Example of Objection Grounds – Note language and format

Below is an example provided by Neil Murphy.

This is an example of how your grounds could look, the language to be used (inferior, superior, or comparable) plus commentary on any other encumbrances specifically relating to your property.

### Subject (Your property – the land subject to the valuation)

Below is an aerial of the subject. Less than 1HA is useable. We are on a steep block however views are limited through trees that cannot be cut down. The location of our home is a longer drive than some of the sales and this is seen as an inhibiting factor for the subject. We have septic and rainwater tanks. The roads to the subject property are regularly cut by flash flooding.



**Sales – Comment on each Sale – is it superior (better) than yours or inferior (worse) than yours and why?**

**Sale 1** Superior elevation. Superior location closer to city. Superior view. Superior in all regards

Sold for \$950,000 and UV \$770,000. \$450,000 for improvements so UV should be \$500,000



## Sale 2

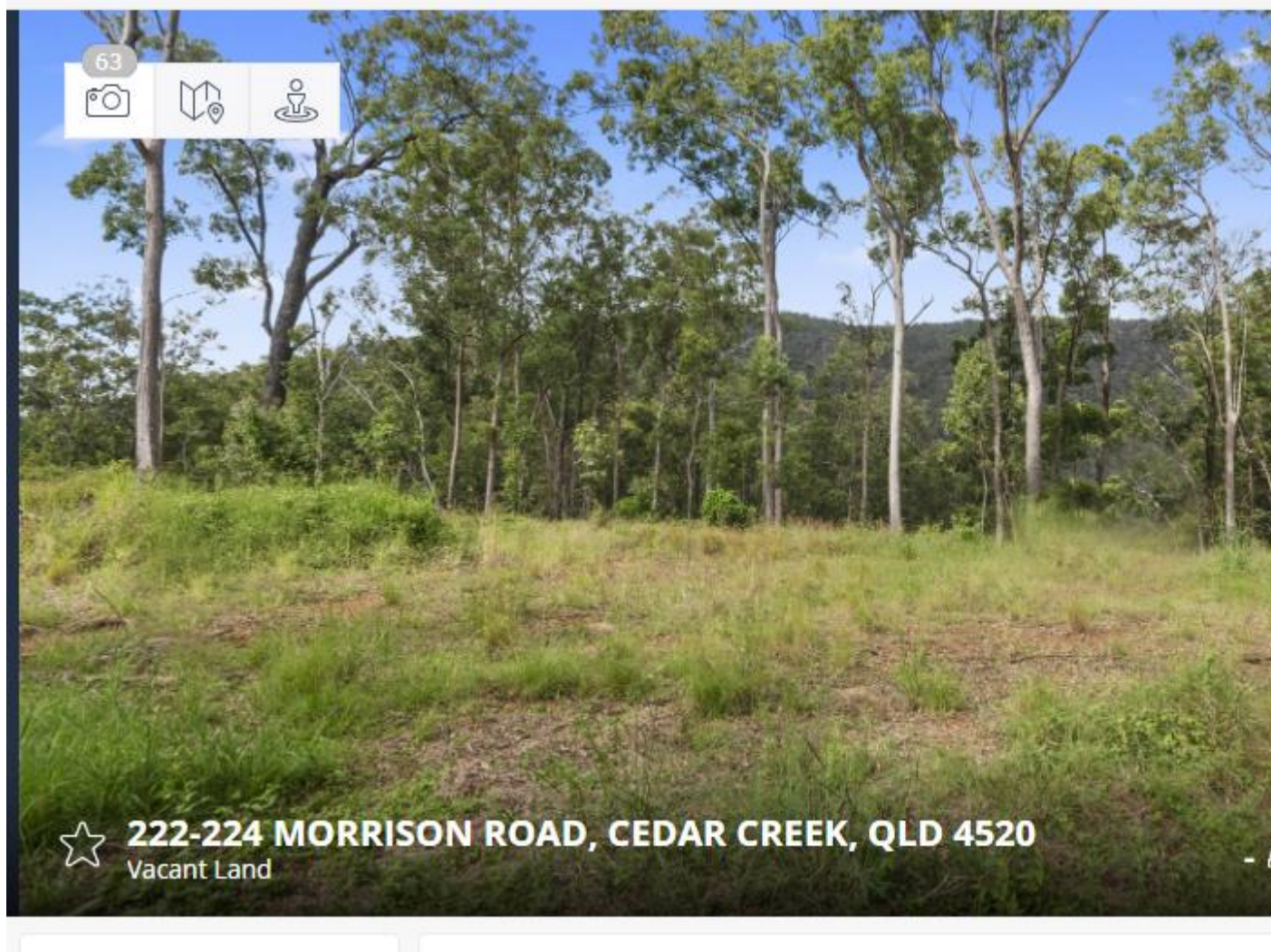
Sold for \$830,000 11/02/2023. 16HA of superior cleared land in superior location. Superior views and outlook. Sold improved so therefore UV of \$750,000 is incorrect. UV should be \$600,000. Superior in all regards



**Sale 3**

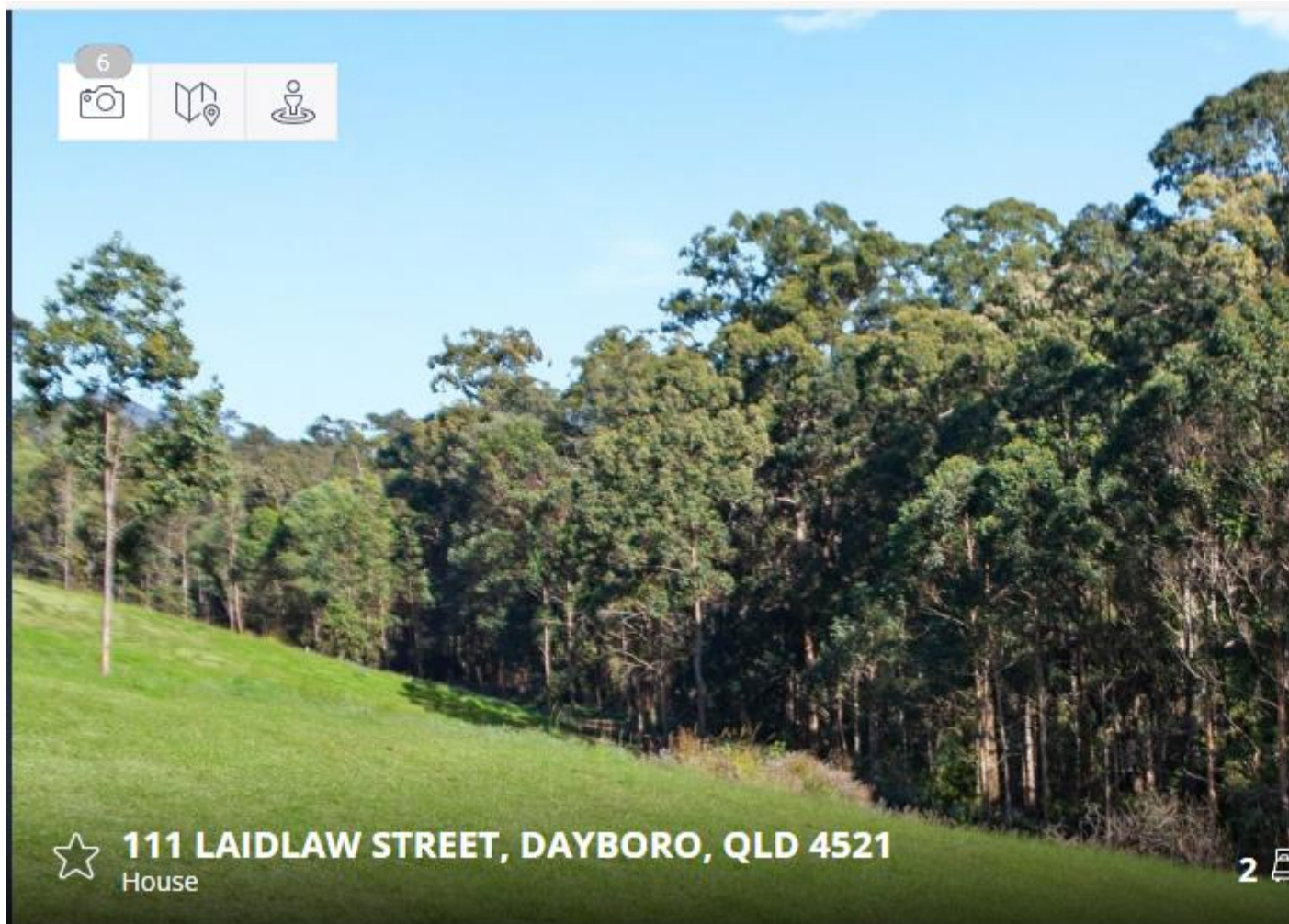
Vacant Rural Residential land so therefore superior and site value 100% of sale which is incorrect based on improvements to remove from sale. Removing improvements UV should be \$500,000.  
Superior views

Sold \$600,000 12/9/2023 for 2.75HA



#### **Sale 4**

Superior useable land area closer to town. Superior improvements. Sold \$890,000 applied at UV \$620,000. Supports \$500,000 on subject. Superior in all regards



#### **Sale 5**

Sold for \$575,000 30/08/2022. 3.44HA of superior land in superior location. Supports \$500,000 on subject. Superior location closer to town centre. Sale is applied at \$520,000.



Glover Rd

Glover Rd

North Pine River

Lees Crossing Rd W

Luffs Rd W

Laidlaw St

Laidlaw St W

Lees Crossing Rd

128.2m

158.3m

3.44 ha

125.9m

75.2m

Samford Water Carriers

North Pine River

Lees Crossing Rd

North Pine River



**32 OLD CREAM TRUCK ROAD, DAYBORO, QLD 4521**

Vacant Land