

Address	suburb	Zone Type	Site area (m2)	Rate	Sale Date	Sale Price	Site Valuation 1-10-21	Site Valuation 1-10-23	Percentage Change	Comments
16 Dawson Creek Rd	Highvale	Rural Residential	21,100	\$ 38	20/11/2021	\$ 800,000	\$ 640,000	\$ 960,000	50%	Improved Sale Below SV
408 Mount Glorious Rd	Highvale	Limited Development, Rural Residential	21,400	\$ 34	15/07/2022	\$ 725,000	\$ 550,000	\$ 960,000	75%	Improved sale below SV, use for flood sales
333 Mount Clorious Rd	Highvale	Limited Development, Rural Residential	16,900	\$ 64	17/02/2023	\$ 1,090,000	\$ 650,000	\$ 980,000	51%	
0 Ian Rd	Closeburn	Rural Residential	26,400	\$ 42	26/10/2022	\$ 1,100,000	\$ 550,000	\$ 960,000	75%	Not enough consideration for improvements
23 Shannon Ct	Closeburn	Rural Residential	20,000	\$ 68	14/09/2021	\$ 1,350,000	\$ 600,000	\$ 1,050,000	75%	Sale price drop between 2021 and 20223 Sales, look at improvements
23 Shannon Ct	Closeburn	Rural Residential	20,000	\$ 63	25/05/2023	\$ 1,260,000	\$ 600,000	\$ 1,050,000	75%	
206-208 Morrison Rd	Cedar Creek	Rural Residential	24,500	\$ 31	4/03/2023	\$ 760,000	\$ 485,000	\$ 700,000	44%	Site Value increased because of the sale price, back on market for \$1,100,000. Look at the site works done
6 Scheldt Rd	Wights Mountain	Rural Residential	293,500	\$ 3	3/03/2022	\$ 1,000,000	\$ 710,000	\$ 1,350,000	90%	Sale Below Site Value. Should be UV because of the use of the site being Cattle Fattening
81-83 Glenhaven Cl	Cedar Creek	Rural Residential	50,400	\$ 26	26/01/2023	\$ 1,300,000	\$ 510,000	\$ 950,000	86%	Next to 2 Vacant sales of \$600,000 thus the site value of \$950,000 is too high,
222-224 Morrison Rd	Cedar Creek	Rural Residential	27,500	\$ 22	12/09/2023	\$ 600,000	\$ 490,000	\$ 600,000	22%	
36 Ramsay Rd	Clear Mountain	Limited Development, Rural Residential	21,800	\$ 49	20/01/2023	\$ 1,075,000	\$ 495,000	\$ 870,000	76%	
66 Morrison Rd	Cedar Creek	Rural Residential	63,100	\$ 34	10/02/2023	\$ 2,125,000	\$ 750,000	\$ 1,300,000	73%	More Cleared land, size of the land
5 Narrien Ct	Samford Village	Rural Residential	6,172	\$ 251	29/03/2023	\$ 1,550,000	\$ 800,000	\$ 1,200,000	50%	Market movement of construction costs
2 Campbell Ct	Samford Village	Limited Development	4,209	\$ 235	17/07/2023	\$ 990,000	\$ 810,000	\$ 930,000	15%	Supperior land
676 Eatons Crossing Rd	Draper	Rural Residential	34,700	\$ 43	4/12/2023	\$ 1,480,000	\$ 740,000	\$ 1,300,000	76%	
5 Logan Ct	Clear Mountain	Rural Residential	6,395	\$ 137	30/08/2023	\$ 876,000	\$ 355,000	\$ 620,000	75%	
3 Garrawin Ct	Clear Mountain	Rural Residential	7,425	\$ 111	7/11/2022	\$ 825,000	\$ 405,000	\$ 710,000	75%	\$115,000 for Improvements
1860 Mount Samson Rd	Yugar	Rural Residential	20,500	\$ 61	21/10/2023	\$ 1,250,000	\$ 530,000	\$ 930,000	75%	Heavily Improved, Improved mount samson rd
2007 Mount Samson Rd	Yugar	Rural Residential	18,200	\$ 74	20/10/2022	\$ 1,350,000	\$ 590,000	\$ 1,050,000	78%	I Could buy 2 Ha not on a busy rd with views for less - sale price is too high
248 Old Mount Samson Rd	Closeburn	Rural Residential	16,200	\$ 36	12/04/2021	\$ 580,000	\$ 500,000	\$ 880,000	76%	sales below sv
4 Andrew Rd	Closeburn	Rural Residential	17,100	\$ 98	13/09/2023	\$ 1,670,000	\$ 620,000	\$ 1,100,000	77%	wrong
75 Mailmans rack	Bunya	Rural Residential	20,000	\$ 29	4/08/2022	\$ 585,000	\$ 485,000	\$ 680,000	40%	Good example of a treed block, SV Above sale
1 Coonan Rd	Samford Village	Limited Development	116,300	\$ 9	10/01/2022	\$ 1,100,000	\$ 1,000,000	\$ 1,500,000	50%	Incorrect base of \$1,500,000
2060 Mount Samson Rd	Yugar	Limited Development	993	\$ 1,055	7/04/2023	\$ 1,048,000	\$ 850,000	\$ 1,048,000	23%	
2060 Mount Samson Rd	Yugar	Limited Development	35,100	\$ 33	11/05/2022	\$ 1,150,000	\$ 850,000	\$ 1,048,000	23%	shows size card also within my place
10 Corralie Crct	Dayboro	Rural Residential	1,301	\$ 553	16/09/2023	\$ 720,000	\$ 335,000	\$ 620,000	85%	
49 Mchenzie St	Dayboro	Township	4,047	\$ 179	17/06/2023	\$ 725,000	\$ 345,000	\$ 590,000	71%	Not enough consideration for improvements

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298 Lochinvar Rd	Upper Kedron	Environmental Management	40,700	\$ 18	24/05/2022	\$ 720,000	\$ 500,000	\$ 500,000	0%	Superior Location
62 Millwood Pl	Upper Kedron	Environmental Management	40,000	\$ 28	24/01/2024	\$ 1,100,000	\$ 495,000	\$ 540,000	9%	

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185 Forestry Rd	Mount Nebo	Rural	809	\$ 309	4/12/2023	\$ 250,000	\$ 182,500	\$ 400,000	119%	Improved Sale Below UV
3 Brushcox Cl	Mount Nebo	Rural	7,416	\$ 106	20/05/2021	\$ 785,000	\$ 295,000	\$ 650,000	120%	Heavily Improved, only \$135,000 for improvements this is too low.
1 McSweeney Cres	Mount Nebo	Rural	881	\$ 426	30/10/2023	\$ 375,000	\$ 212,500	\$ 480,000	126%	Improved Sale Below UV
1885 Mount Nebo Rd	Mount Nebo	Rural	7,532	\$ 94	28/07/2023	\$ 710,000	\$ 340,000	\$ 750,000	121%	Sale Below UV, Unimproved as well and the value should be even lower.
152 Raynbird Creek Rd	Lacey Creek	Rural	635,300	\$ 3	7/07/2023	\$ 1,650,000	\$ 520,000	\$ 980,000	88%	Not enough consideration for improvements
102 Hawkins Rd	Kobble Creek	Rural	167,600	\$ 4	1/10/2023	\$ 690,000	\$ 445,000	\$ 760,000	71%	Sale blow UV, \$80,000 improv, UV \$610,000 for 16.76 Ha
349 Mount Pleasant Rd	Mount Pleasant	Rural	63,300	\$ 16	15/05/2023	\$ 1,000,000	\$ 415,000	\$ 680,000	64%	more cleared land
1938 Mount Mee Rd	Mount Pleasant	Rural	237,900	\$ 3	9/10/2023	\$ 760,000	\$ 405,000	\$ 670,000	65%	Improvements below \$200,000
251 Mount Pleasant Rd	Mount Pleasant	Limited Development	296,400	\$ -			\$ 540,000	\$ 1,000,000	85%	The entire site has been cleared
123 Mount Pleasant Rd	Mount Pleasant	Rural	115,400	\$ 5	17/05/2021	\$ 625,000	\$ 610,000	\$ 1,000,000	64%	these are all adjoining, little cleared land
393 Winn Rd	Cashmere	Rural	20,000	\$ 59	7/10/2023	\$ 1,180,000	\$ 370,000	\$ 650,000	76%	Improved Sale, Construction Costs 41%
0 Halls Rd	Cedar Creek	Rural Residential	270,600	\$ -			\$ 540,000	\$ 1,000,000	85%	Highlights different values because of localised sales, superior land fully cleared
1 Stony Creek Ct	Cedar Creek	Rural Residential	340,000	\$ 3	13/03/2019	\$ 940,000	\$ 840,000	\$ 1,450,000	73%	For sale improved \$1,650,000. Small cleared area yet unimproved value of \$1,450,000 How?
335-395 Mount Samson Rd	Armstrong Creek	Rural	149,200	\$ 5	11/10/2021	\$ 750,000	\$ 500,000	\$ 850,000	70%	\$850,000 next door \$650,000 more developable land
964 Cedar Creek Rd	Cedar Creek	Rural	28,900	\$ 31	2/08/2023	\$ 910,000				Valuer has applied the sale next door without adjusting for improvements and the council adjoining sale down the Rd
307 Mount Samson Rd	Armstrong Creek	Rural	16,200	\$ 50	9/12/2022	\$ 812,500	\$ 380,000	\$ 650,000	71%	More cleared land than next door. Doesn't understand size
122 Kundes Rd	Mount Samson	Rural	332,700	\$ 10	22/06/2023	\$ 3,400,000	\$ 1,000,000	\$ 1,750,000	75%	Superior site, larger cleared area on top of hill. Has a 150+ year Figure. 2 Lots, 3 houses, permanent water, creek flats, springfed dam, adjoining owner purchase - owner also own 124 Kundes rd & did 2 into 2
753A Clear Mountain Rd	Clear Mountain	Rural	48,900	\$ 40	7/09/2022	\$ 1,980,250	\$ 570,000	\$ 1,700,000	198%	Fully Fences, cityc vires - road - cleared paddocks, fully cleared knole - gated community. Incorect sale analysis UV, lake samsonvale views, moreton island views. Best Block
3 Stony Creek Ct	Cedar Creek	Rural Residential	160,000	\$ -			\$ 700,000	\$ 1,250,000	79%	UV, Size
43-53 Branch Creek Rd	Clear Mountain	Limited Development	204,300	\$ 9	21/04/2023	\$ 1,790,000	\$ 750,000	\$ 1,300,000	73%	\$490,000 for Improvements, large clearing
375 Clear Mountain Rd	Clear Mountain	Rural	60,600	\$ 18	4/05/2022	\$ 1,120,000	\$ 530,000	\$ 930,000	75%	\$190,000 for Improvements
121 Ladies Rd	Samsonvale	Rural	160,000	\$ 5	11/02/2023	\$ 830,000	\$ 440,000	\$ 750,000	70%	water tanks, partially cleared, 2 sheds, fencing, driveway, pasture - Hoop, bunya, pines
45 Kriesch Rd	Samsonvale	Rural	10,000	\$ 92	16/11/2023	\$ 920,000	\$ 370,000	\$ 630,000	70%	
19 Aitcheson Rd	Kobble Creek	Limited Development	10,000	\$ 81	24/04/2022	\$ 805,000	\$ 345,000	\$ 590,000	71%	
626 Mount Samson Rd	Kobble Creek	Rural	25,400	\$ 46	18/04/2023	\$ 1,175,000	\$ 405,000	\$ 690,000	70%	
401 Mount Samson Rd	Armstrong Creek	Rural	5,165	\$ 161	4/10/2022	\$ 830,000	\$ 180,000	\$ 305,000	69%	
80 Roberts Rd	Kurwongbah	Rural	626,100	\$ 4	25/08/2021	\$ 2,450,000	\$ 870,000	\$ 1,650,000	90%	More cleared land yet \$1,650,000 Superior
8 Cashs Rd	Cashmere	Rural	647,500	\$ 2	28/05/2021	\$ 1,200,000	\$ 1,100,000	\$ 1,950,000	77%	Incorrect base
32 Old Cream Truck Rd	Dayboro	Limited Development	34,400	\$ 17	30/08/2022	\$ 575,000	\$ 400,000	\$ 520,000	30%	not enough for improvements
20-100 Old Cream Truck Rd	Dayboro	Rural	288,600	\$ 3	12/08/2022	\$ 780,000	\$ 550,000	\$ 720,000	31%	unimproved
121 Strong Rd	Dayboro	Rural	12,700	\$ 72	31/03/2023	\$ 910,000	\$ 380,000	\$ 495,000	30%	
2 Cedar Cl	King Scrub	Rural	64,300	\$ 14	24/11/2022	\$ 880,000	\$ 650,000	\$ 1,050,000	62%	Doesn't understand size card, sale below sv
1848 Mount Nebo Rd	Mount Nebo	Rural	3,365	\$ 134	22/10/2021	\$ 450,000	\$ 187,500	\$ 415,000	121%	Heavily Improved
15 Fernlands Rd	Mount Nebo	Rural	2,023	\$ 316	14/09/2023	\$ 640,000	\$ 215,000	\$ 475,000	121%	massive house + improvements
8 Bateson Rd	Mount Nebo	Rural	976	\$ 564	22/02/2022	\$ 550,000	\$ 200,000	\$ 440,000	120%	heavily improved \$110,000 for improvements
92D McDowalls Rd	Yugar	Rural	3,807	\$ 289	17/07/2023	\$ 1,100,000	\$ 510,000	\$ 890,000	75%	UV \$890,000 Should be \$550,000, small, sale was improved

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8/98 Nixon Rd	Mount Samson	Rural	166	\$ 17,426	19/07/2023	\$ 2,900,000	\$ 790,000	\$ 1,500,000	90%	