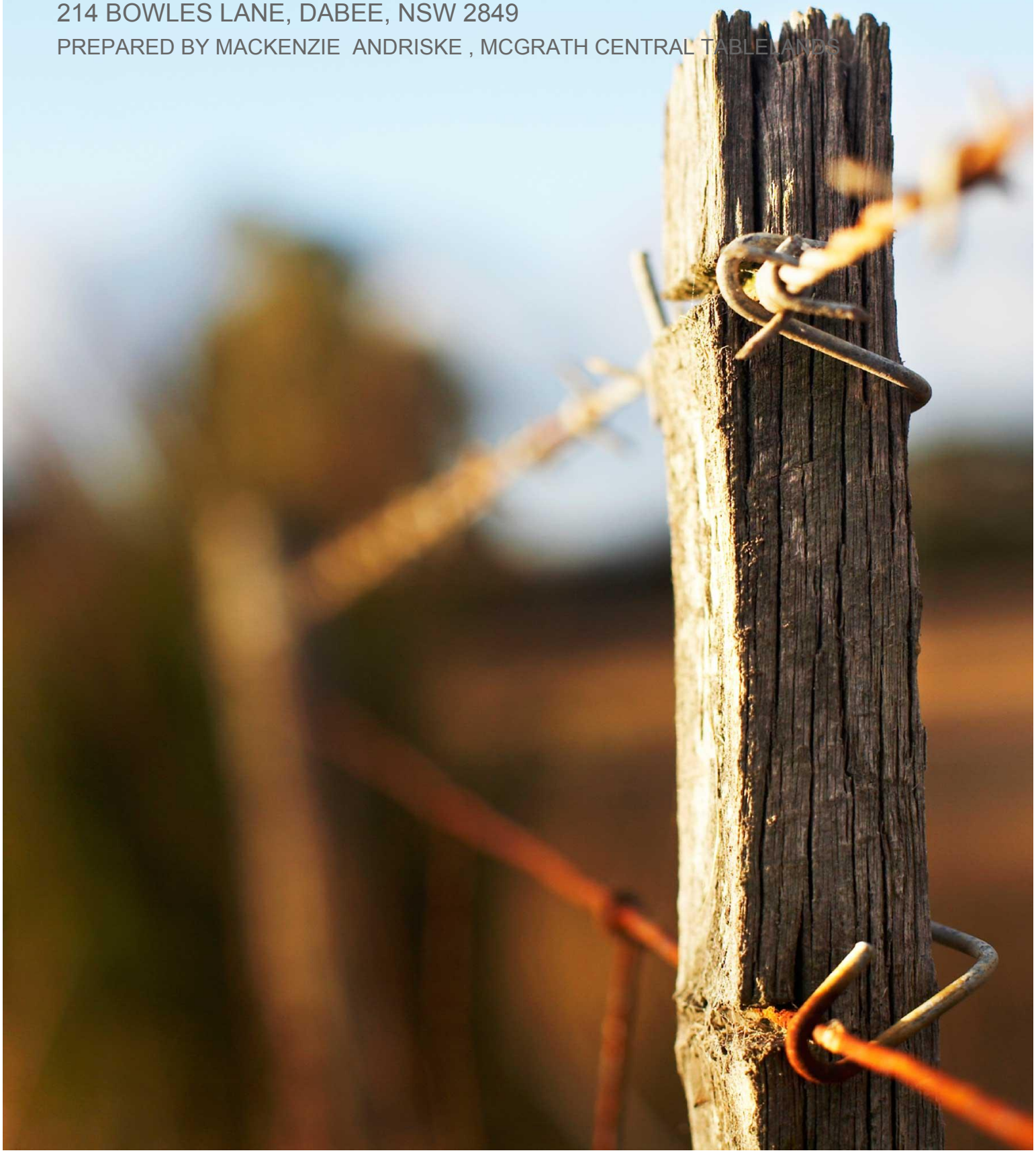
COMPARATIVE MARKET ANALYSIS

214 BOWLES LANE, DABEE, NSW 2849

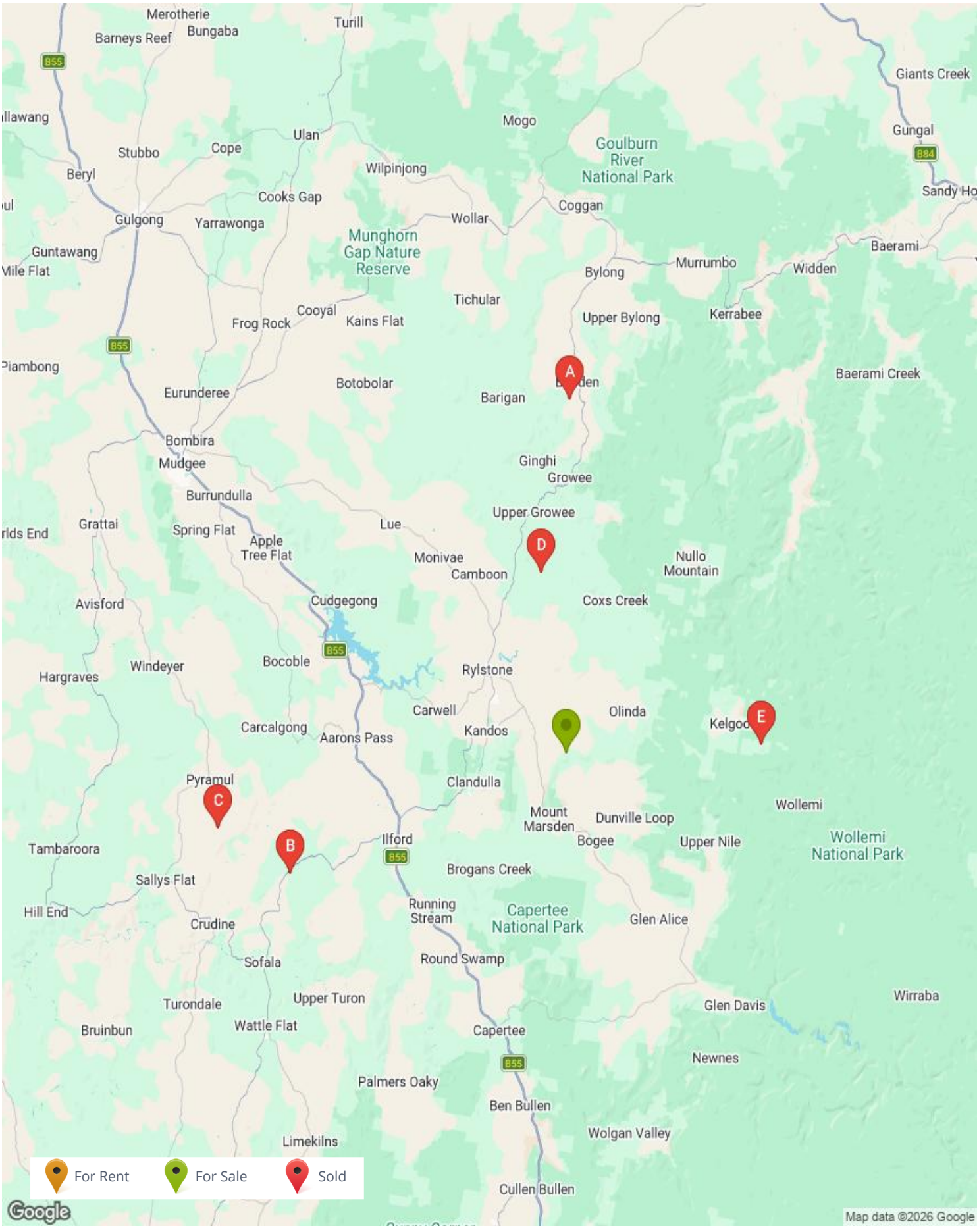
PREPARED BY MACKENZIE ANDRISKE , MCGRATH CENTRAL TABLELANDS



McGrath

McGrath

Comparable Properties Map



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 45000.0m from the focus property. The lowest sale price is $195,000 and the highest sale price is $325,000 with a median sale price of $210,000. Days listed ranges from 6 to 126 days with the average currently at 47 days for these selected properties.

6179 BYLONG VALLEY WAY, BUDDEN, NSW 2849

Distance from Property: 38km - - -



Property Type: Vacant Land
Area: 20.64 ha
Area $/m2: $2
RPD: 91/755417

Features:

Sale Price: **$325,000 (Normal Sale)**
Sale Date: 25/07/2025 Days to Sell: **126 Days**
Last Price: GUIDE $350,000 Chg %: **-7.1%**
First Price: GUIDE $350,000 Chg %: **-7.1%**

A

5806 ILFORD SOFALA RD, SOFALA, NSW 2795

Distance from Property: 35km - - -



Property Type: Vacant Land
Area: 31.99 ha
Area $/m2: $1
RPD: 92/1272619

Features:

Sale Price: **$275,000 (Normal Sale)**
Sale Date: 20/08/2025 Days to Sell: **6 Days**
Last Price: $250,000 Chg %:
First Price: $250,000 Chg %:

B

590 PRICES LANE, PYRAMUL, NSW 2850

Distance from Property: 42km - - -



Property Type: Vacant Land
Area: 16.9 ha
Area $/m2: $1
RPD: 52/756900

Features:

Sale Price: **$210,000 (Normal Sale)**
Sale Date: 03/09/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

C

401 REEDY CREEK RD, RYLSTONE, NSW 2849

Distance from Property: 20km - - -



Property Type: Other
Area: 17.46 ha
Area $/m2: $1
RPD: 11/792581

Features:

Sale Price: **$200,000 (Normal Sale)**
Sale Date: 20/08/2025 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

D

1866 CORICUDGY RD, KELGOOLA, NSW 2849

Distance from Property: 23km - - -



Property Type: Other
Area: 16.19 ha
Area $/m2: $1
RPD: 46/755436

Features:

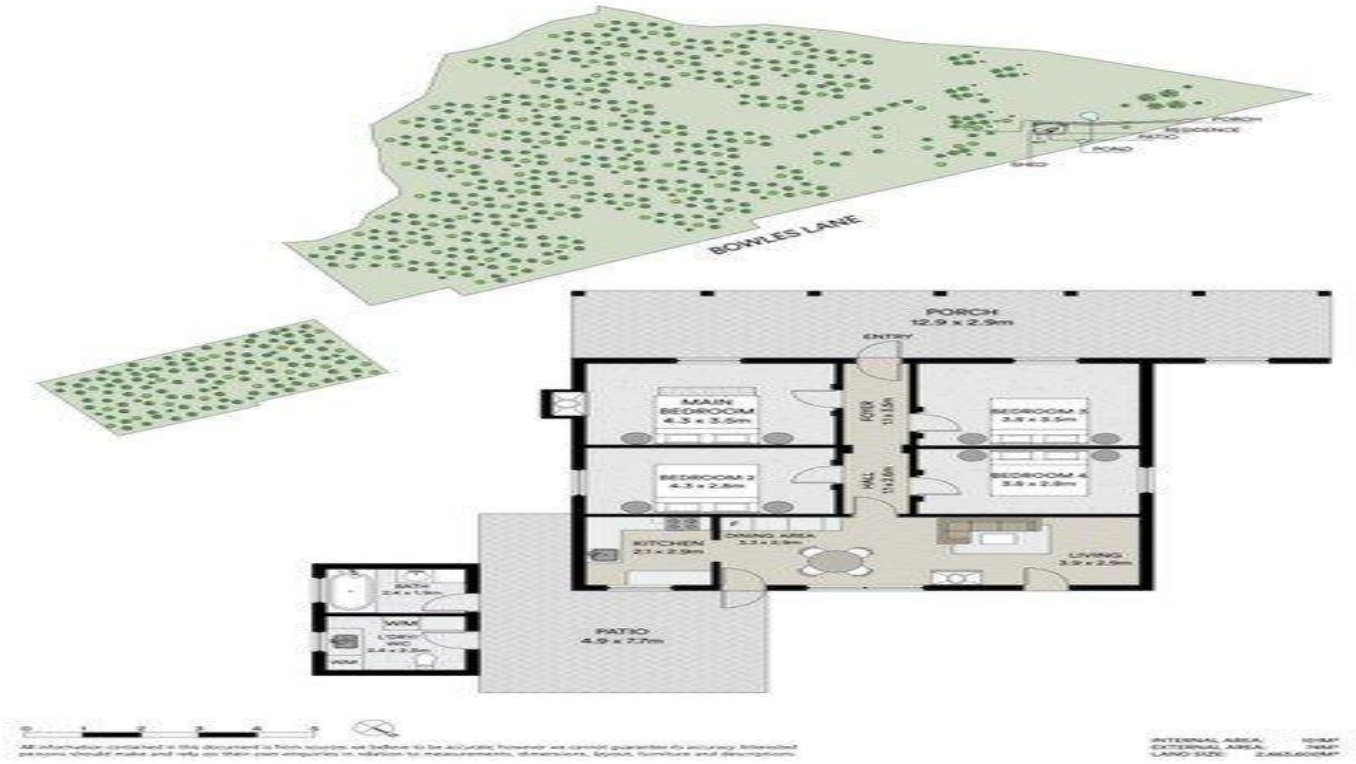
Sale Price: **$195,000 (Normal Sale)**
Sale Date: 17/10/2025 Days to Sell: **8 Days**
Last Price: SOLD Chg %:
First Price: OFFERS OVER $195,000 Chg %:

E

Prepared on 19/06/2026 by Mackenzie Andriske , 0499550220 at McGrath Central Tablelands. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

214 BOWLES LANE, DABEE, NSW 2849



Appraisal Price

This market analysis has been prepared on 19/06/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

$220,000 to $250,000

Contact your agent for further information:

Agent Name:	Mackenzie Andriske
Mobile:	0499550220
Office:	McGrath Central Tablelands
Office Phone:	02 63722584
Email:	mackenzieandriske@mcgrath.com.au