McGrath Rural

COMPARATIVE MARKET ANALYSIS REPORT

Sale Lot 2



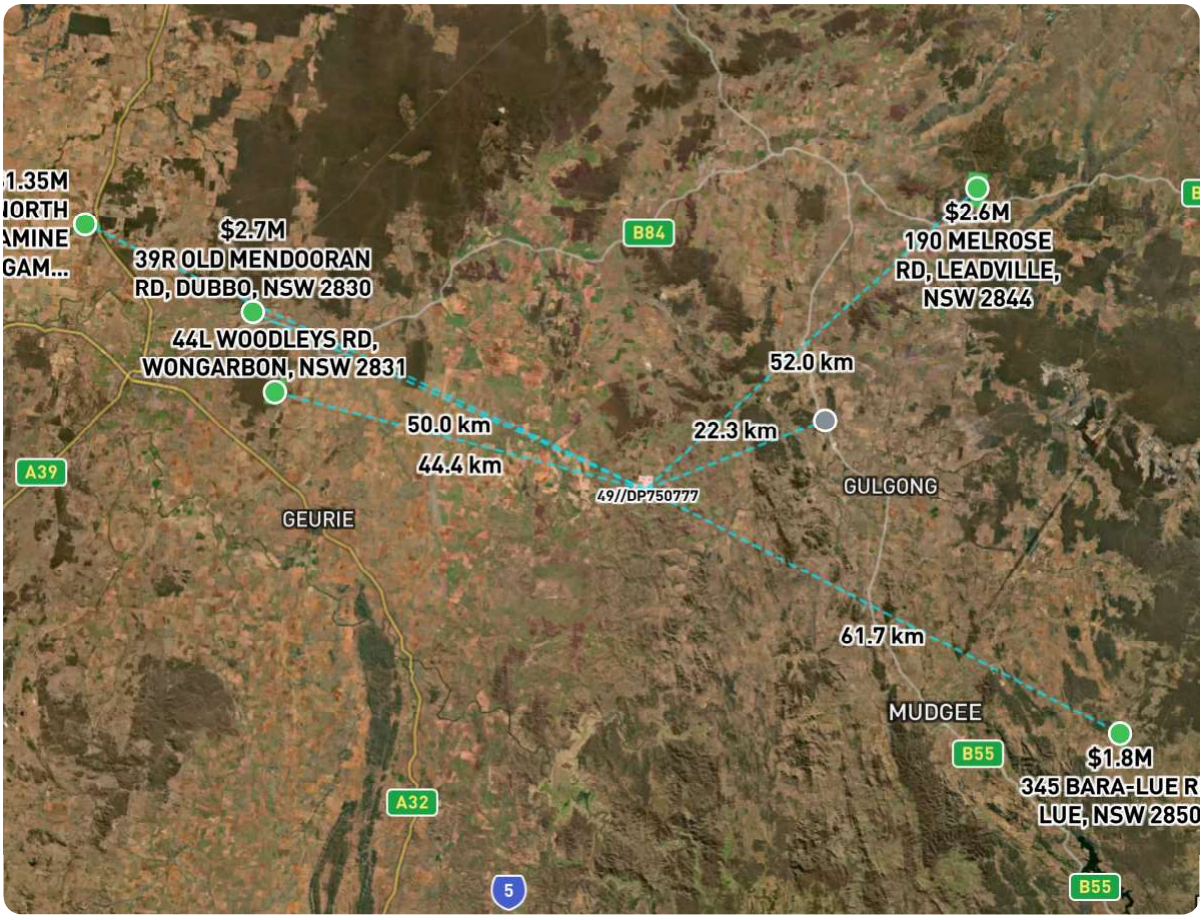


Site Area	357.85 Ha
Address	-
Latitude & Longitude	-32.36595, 149.22781
Postcode	2852
Suburb	Goolma
LGA	Mid-Western Regional
State	NSW
NRM Region	Central Tablelands
Closest Urban Centre	Gulgong - 29 km (E)
Closest Major City	Dubbo - 60 km (W)
Closest Grain Receival Site	Premer - Spring Ridge Road Tamarang, NSW 2342 - 16 km (NE)
Closest School	Goolma Public School - 4 km (E)
Closest Forestry Port	Port Kembla - 281 km (SE)

Closest landmarks include data for WA, NSW, QLD, SA, VIC.
Distances are calculated "as the crow flies" or a straight line between 2 points and do not take into account distance by road/vehicle travel.
Compass directions (e.g. SE) show where each landmark lies relative to the property.

Comparable Sales Map

Showing 6 comparable sales relative to the reference property.



Reference Property · Past 6 months · 6-12 months · 12-18 months · Older than 18 months

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Comparable Sales Details

Detailed breakdown of each comparable sale.

39R OLD MENDOORAN RD, DUBBO, NSW 2830

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$2,700,000	14 Aug 2026	272.00	$9,926	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	51.00	$0	$0
River	16.00	$0	$0
Grazing modified pastures	198.00	$0	$0

345 BARA-LUE RD, LUE, NSW 2850

EQUIVALENT

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$1,800,000	13 Aug 2026	331.00	$5,438	-

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	173.00	$5,000	$865,000
Grazing modified pastures	120.00	$7,000	$840,000
Other minimal use	38.00	$2,500	$95,000

190 MELROSE RD, LEADVILLE, NSW 2844

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$2,600,000	30 July 2026	526.00	$4,943	$592,450

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	395.00	$3,500	$1,382,500
Grazing modified pastures	72.00	$5,300	$381,600
Other minimal use	40.00	$2,500	$100,000
River	19.00	$7,550	$143,450

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Comparable Sales Details (cont.)

Detailed breakdown of each comparable sale.

44L WOODLEYS RD, WONGARBON, NSW 2831

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
-	07 July 2026	281.00	-	$538,500

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	152.00	$3,000	$456,000
Grazing modified pastures	89.00	$4,500	$400,500
Cropping	22.00	$6,500	$143,000
Nature conservation	17.00	$1,000	$17,000
Other minimal use	1.00	$1,000	$1,000

40R NORTH TERRAMUNGAMINE RD, TERRAMUNGAMINE NSW 2830

EQUIVALENT

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$1,355,000	22 Apr 2026	325.00	$4,169	$73,000

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing native vegetation	44.00	$2,500	$110,000
River	7.00	$5,000	$35,000
Grazing modified pastures	64.00	$3,000	$192,000
Cropping	210.00	$4,500	$945,000

1026 CASTLEREAGH HIGHWAY,BERYL NSW 2852

SUPERIOR

SALE PRICE	SALE DATE	AREA (HA)	$/HA	IMPROVEMENTS
$2,150,000	31 Jan 2025	240.00	$8,958	$348,000

Land Uses

LAND USE	AREA (HA)	RATE ($/HA)	TOTAL VALUE
Grazing modified pastures	158.00	$7,500	$1,185,000
Cropping	62.00	$8,500	$527,000
Grazing native vegetation	20.00	$4,500	$90,000

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Past Sales

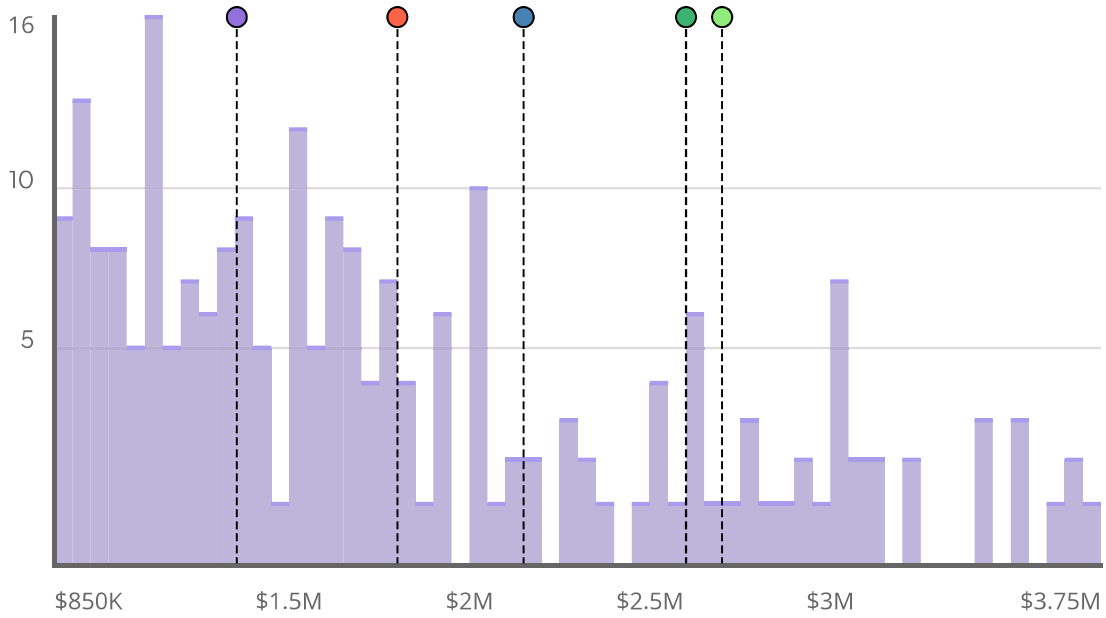
Sales history for your property.

YEAR	$/HA	SALE PRICE ($AUD)
No sales history		

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Recent Sales: Total Sale Price

Property sales within a 75km radius over the past 3 years.



Each bar represents a range of ~$849,100,000

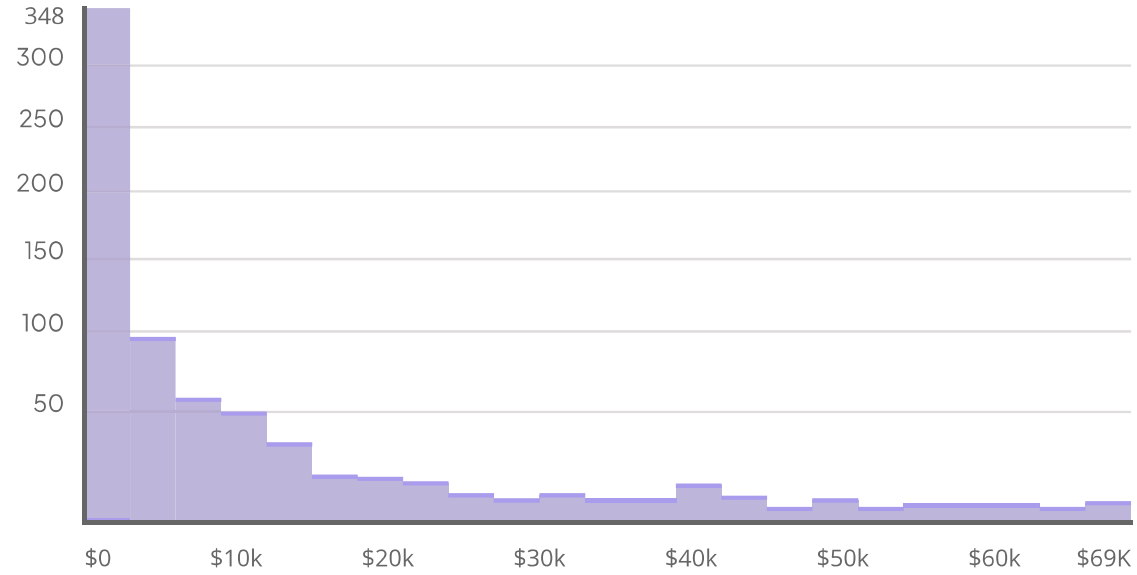
Comparable sales

Unnamed	EQUIVALENT	$5,438/ha	$1,800,000
1026 CASTLEREAGH HIGHWAY,BERYL NSW 2852	SUPERIOR	$8,958/ha	$2,150,000
190 MELROSE RD, LEADVILLE, NSW 2844	SUPERIOR	$4,943/ha	$2,600,000
44L WOODLEYS RD, WONGARBON, NSW 2831	SUPERIOR	$0/ha	$0
40R NORTH TERRAMUNGAMINE RD, TERRAMUNGAMINE NSW 2830	EQUIVALENT	$4,169/ha	$1,355,000
39R OLD MENDOORAN RD, DUBBO, NSW 2830	SUPERIOR	$9,926/ha	$2,700,000

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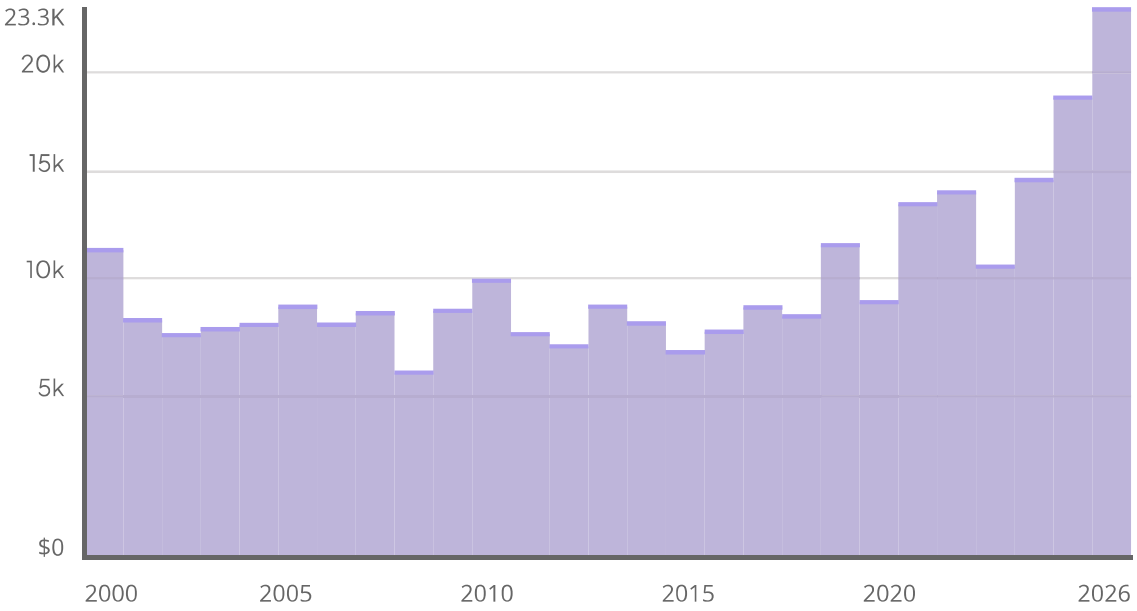
Recent Sales: Price Per Hectare

Property sales within a 75km radius over the past 3 years.



Average Price Per Hectare Over Time

The average price per hectare of property sales within a 75km radius since January 2000.

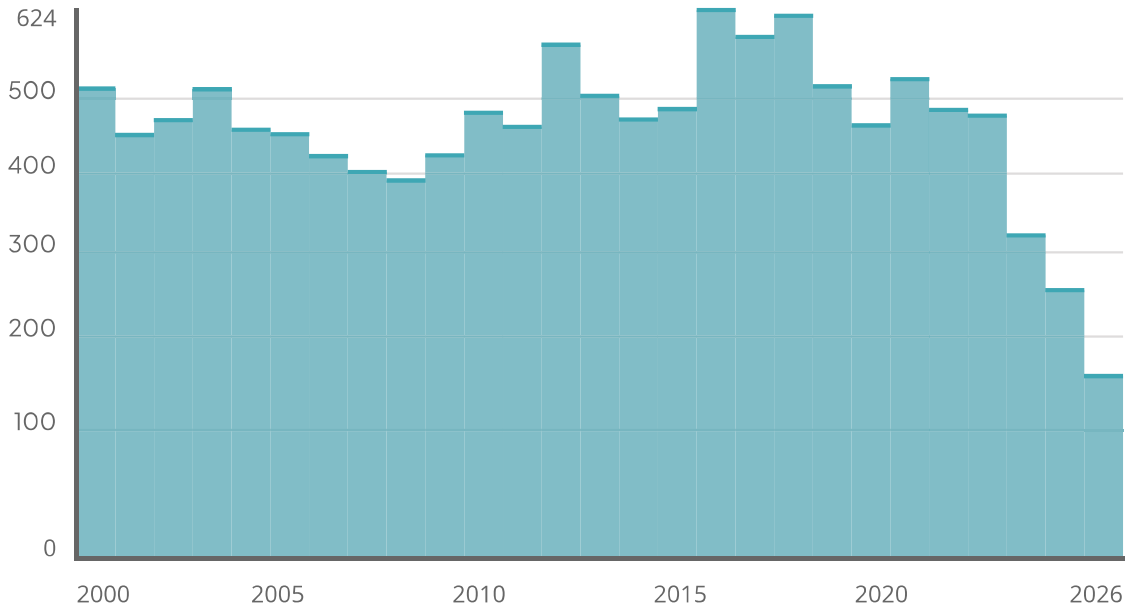


Avg. YoY change (10 yrs)	Avg. YoY change (5 yrs)
+14.7%	**+14.2%**

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Number of Sales Over Time

The yearly number of property sales within a 75km radius since January 2000.

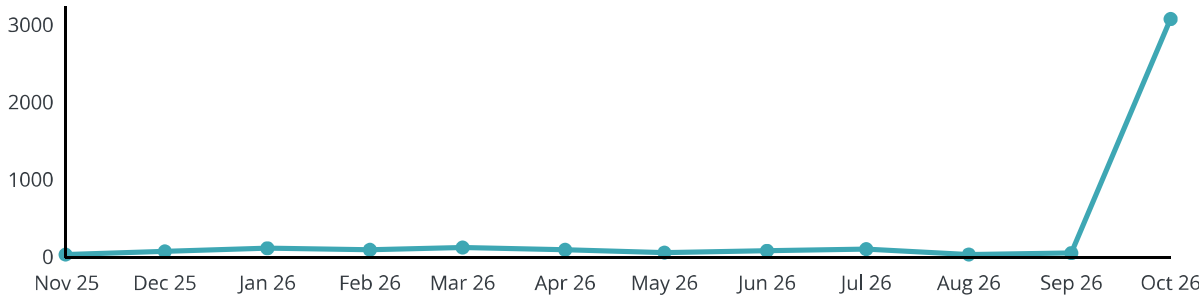


Avg. YoY change (10 yrs)	Avg. YoY change (5 yrs)
-11.5%	**-20.4%**

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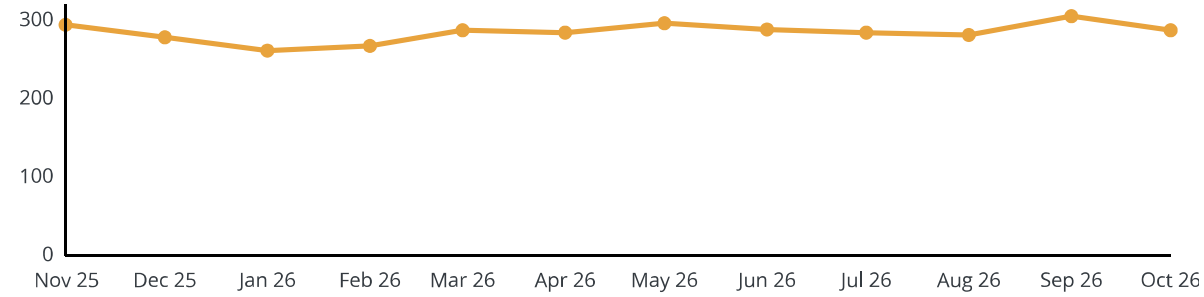
Median Days on Market

Median days on market per month of sold or delisted for-sale listings within a 75km radius over the past 12 months.



Active Listings

Number of for-sale listings active in each month within a 75km radius over the past 12 months.



Estimated Price Range

$1,800,000 – $1,950,000

McGrath Rural

Mudgee Office
79 Church St, Mudgee NSW 2850
T (02) 6372 2584
mcgrathct.com.au

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