Basis Report

2019 Annual Valuation of Cairns Regional Council

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Summary of Impacts

Land Use	No. of Valuations	Current Total Value	Factor Range	Overall Factor	Proposed Total Value
Single Unit Residential	45,671	$8,697,221,500	0.54-2.36	1.07	$9,348,430,600
Rural Homesite	3,475	$1,047,341,500	0.66-1.91	1.06	$1,109,791,700
Multi-Unit Residential	1,559	$908,968,000	0.89-1.62	1.07	$975,850,500
Commercial	1,405	$1,140,836,300	0.68-1.55	1.07	$1,222,323,000
Industrial	1,217	$663,901,500	0.63-1.80	1.05	$695,032,800
Primary Production	552	$162,081,000	0.89-1.72	1.25	$202,808,100
Other/Special Use	188	$297,287,000	0.46-1.45	1.01	$300,605,000
Totals	54,067	$12,917,636,800	0.46-2.36	1.07	$13,854,841,700

Residential

The total value increase of about 7.5% is representative of the changes applied to the majority of residential values at 5% with some of the more attractive localities increasing more commonly between 10% and up to 20%.

The maximum factor of 2.3555 was applied to a telecommunication site in Trinity Beach which was moved from residential to an industrial basis on revaluation.

The minimum factor of 0.5421 was applied to a telecommunications site in Bayview Heights. The valuation was issued in accordance with SVS policy at $45,000, with a cosmetic change subsequently processed in QVAS to amend the AVLU to 452.

The maximum factor for an actual residential property is 1.404for 5 Pyne Street, Edge Hill, which is increasing to $330,000 while the minimum factor is 0.636 for a steeply sloping undeveloped site in Dowsett Close, Yorkeys Knob reducing to $420,000 on the basis of a subject sale.

Central Cairns

The majority of residential values increased by 5% though well located premium suburbs such as Edge Hill, Upper Whitfield, Parramatta Park and Cairns North experienced increases of between 15-20%. Those residential properties in close proximity to the Cairns Esplanade (without actual frontage) have experienced the greatest increases of up to 30%.

Some localities with poor visual amenity have been rewritten at previous value levels which highlights market preferences.

Northern Beaches

Within the northern beaches there are approximately 17,200 issuing valuations. Predominately northern beaches land values were increased in the range of 5-15% with relativity adjustments made where appropriate.

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Active estates (e.g. Bluewater, Elysian, Half Moon Estate, Smithfield Village, Canopys Edge, The Pocket & Springfield Estate) received a 5% increase with the exception being newer developments within Argentea at Palm Cove which received a 10% increase.

A higher increase of 10% was applied to Brinsmead, Freshwater, Stratford & Aeroglen, as well as older established parts of Smithfield and Trinity Beach. Machans Beach and Holloways Beach were increased by a cash premium of $15,000 per lot (generally 9%), whilst Yorkeys Knob was increased by $25,000 per lot (13-16%). Clifton Beach increased by $15,000 per lot (5-6%).

Redlynch was increased by 5 to 7.5%, Kamerunga was increased 5% while Kewarra Beach and the majority of Palm Cove were rewritten.

The largest increases were applied to elevated sites with views at Brinsmead with increases of up to 35%.

Southern Corridor

The Cairns southern corridor has experienced some variability in valuation changes with shifts in the market requiring alterations to existing relativity, although close to three quarters of the 16,900 valuations increased in the order of 5%. Of the remaining valuations, just over 13% increased by about 7.5% and nearly 11% increased by around 10-15%. A small number of properties identified as having steep or difficult topography have remained static or reduced in value.

Some of the larger increases occurred in two of the suburbs closest to the city centre. In Bayview Heights (Pt SMA 221), increases ranged from 5% to about 17.5% with nearly half of the valuations increasing by around 12.5%. At White Rock (SMA 220), the vast majority of properties increased between 5% and 10%.

Further to the south, Russell Heads (SMA 228) valuations increased mostly between 25% and 30%, although it is noted the SMA comprises just over 50 records.

Rural Homesite

The median valuation of rural home sites has increased from $285,000 to $300,000 (5.3%). More than half of valuations increased by about 5%, while about 17% remained unchanged mostly within the Northern Beaches and at East Trinity. Larger increases have been recorded in localities including Redlynch and White Rock, although only about 2% of valuations increased by more than 20%.

The minimum factor of 0.6577 was applied to a large site situated on a mountain ridge in Redlynch which was reduced to $400,000 to better reflect access difficulties and site characteristics.

The maximum factor of 1.9078 was applied to a 5.8 ha property at Healy Rd, Mirriwinni, with the valuation increasing to $145,000. The property was one of a number in the locality which were increased to better reflect the location and attractive natural characteristics of the properties.

Multi-Unit Residential

The Multi-unit market sector has experienced a variety of changes dependant primarily on location and to a lesser degree size. Factor changes by range are shown below:

• 12 properties decreased in value.

• 38% were rewritten or had a factor increase up to and including 1.05

• 26% had a factor increase of greater than 1.05 up to and including 1.10

• 25% had a factor increase of greater than 1.10 up to and including 1.20

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• 4% had a factor increase of greater than 1.20 up to and including 1.30

• 2% had a factor increase of greater than 1.30 and up to and including 1.40

• 3% had a factor increase greater than 1.4

In the Central Cairns area, there are about 900 multi-unit valuations. The total cumulative value of central properties increased by 11.5%, with an average rise of 12%. Of all properties in the Central area;

- 60% (540 properties) received an increase of up to and including 10%;
- 25% (225 properties) received an increase between 11% and 20%;
- 5% (45 properties) received an increase between 21% and 30%;
- 10% (90 properties) received an increase greater than 30% (majority Parramatta Park);

There are 187 multi-unit valuations within the southern corridor. About three quarters of valuation increases stem from a rise of $20-25/m² (10-13%) in base rates in localities like Woree, Bentley Park and Edmonton, with the vast majority of valuations increasing between 5% and 15%. The total cumulative value of southern corridor multi unit properties increased by 9.6%, with an average rise of 9.2%.

Within the northern beaches there are 453 multi unit properties. The multi unit sector was generally rewritten with the exception of Yorkeys Knob, Holloways Beach and Machans Beach non beachfront properties, which increased up to 15% to maintain a premium above residential levels. Multi unit properties were collected within the UCalcs data system resulting in some changes to existing relativity.

The minimum factor of 0.889 was applied to a large site in Trinity Beach, which was reduced as part of the Ucalc data collection exercise as it was considered too highly valued.

The maximum factor of 1.62 was applied to a 38m² road licence on Williams Esplanade in Palm Cove, where the existing value was considered low with the rental valuation increased from $37,000 to $60,000.

Commercial

The commercial market has experienced a variety of movement since the previous revaluation, most notably showing a compression of values between the prime suburbs fringing the CBD such as Parramatta Park and Cairns North and the CBD. Small parcels within the CBD (less than 400m²) were increased considerably.

The overall factor for all commercial properties is 1.0735 (about 7%), the median factor is 1.078 and the average factor is 1.088. Changes are described below:-

• 1% of properties decreased in value.

• 31% were rewritten or had a factor increase up to and including 1.05

• 30% had a factor increase of greater than 1.05 up to and including 1.10

• 29% had a factor increase of greater than 1.10 up to and including 1.20

• 6% had a factor increase of greater than 1.20 up to and including 1.30

• 2% had a factor increase of greater than 1.30

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Within the Central Cairns area there are approximately 1100 commercial valuations with an overall increase in cumulative value of 7.6% and an average increase of 9%. Around one third (1/3) of these valuations increased by 5% or less; one third by between 5% and 10%; about one quarter from 10% to 20% and the balance greater than 20%.

Within the northern beaches commercial sector there are 153 issuing valuations. The commercial sector was increased by approximately 10% which improved relativity between the commercial and multi-unit sector. Some relativity adjustments were also implemented.

The southern corridor comprises only 140 commercial valuations. Valuations generally remained unchanged at Edmonton, with increases of about 5% in the townships of Gordonvale and Babinda, as well as in suburban localities.

The minimum factor of 0.68 relates to a multi-unit property in Charlotte Cl Woree, which has been downzoned from a commercial zone and the value reduced accordingly.

The maximum factor of 1.55 was for a small CBD parcel of 197m² in a prime esplanade location that was increased from $150,000 up to $232,500.

Industrial

There has been mixed movement within the industrial market since the previous revaluation. The total valuation for industrial properties increased by about 4.7% with an average increase of 5.5%. About one third of valuations increased by around 5% with the changes incrementally described below:

• 1% of properties were decreased.

• 41.5% had a factor increase of greater than 1.0 up to and including 1.05

• 41.5% had a factor increase of greater than 1.05 up to and including 1.10

• 14% had a factor increase of greater than 1.10 up to and including 1.20

• 4 properties had a factor increase of greater than 1.21

The northern beaches industrial sector (17 issuing properties) has generally been increased by 10% in line with the commercial sector.

Southern corridor industrial valuations generally remained unchanged, with a very small number of valuations in Babinda increasing by 5%.

The maximum factor of 1.8 was applied to a telecommunications site with the new valuation of $45,000 issued in accordance with SVS policy.

Similarly, the minimum factor of 0.65 applies to a telecommunications site, with the new valuation issuing at $45,000.

Primary Production

Changes to valuations are diverse and are result of alterations to key elements within each valuation calculation including:

Basis - For the Mulgrave district, the main base rates have increased by 20% to 63% or between $2,500/ha and $3,500/ha. For the Babinda district, base rates have increased by 15% to 39%, with rates increasing uniformly by $750/ha. In both instances, percentage increases are inverse to the quality of the country.

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Size - Considerations in relation to size or economies of scale on a total dollar basis have been reviewed with variable changes made in each mill area. Additionally, size is now considered prior to other allowances in QCalcs.

For the Mulgrave district, the total valuation has increased by nearly 28%, with an average increase of about 30%. As a subset of Mulgrave, 34 properties in and around the Barron delta increased by 2% overall and 6.4% on average. For the Babinda district, the total valuation rose by 17%, with an average increase of 16%.

The minimum factor of 0.886 was applied to a very small 2 hectare property at Mt Peter. The valuation reduced from $114,000 to $101,000 due mainly to the size allowance changing from 'manual' to 'auto' in QCalcs.

The maximum factor of 1.72 was applied to an 83 ha farm at Barbagallo Rd in Aloomba. The valuation increased from $265,000 ($3,193/ha) to $455,000 ($5,482/ha) due to a combination of increases in base rates and the reassessment of a location allowance within the valuation.

Other/Special Purpose

This aggregation of land uses generally includes englobo development sites, sporting/concessional properties (AVLU 358) and telecommunication sites.

The valuations are quite limited in number. There are 47 properties coded as AVLU 358 and these have generally moved in accordance with the surrounding residential or rural residential Market. Factors for sporting/concessional properties range from about 1.04 up to 1.22.

The Englobo market sector comprises about 144 valuations and of these:

• 12% decreased in value.

• 74% were rewritten or had a factor increase of up to and including 1.05

• 8% had a factor increase of greater than 1.05 up to and including 1.10

• 6% had a factor increase of greater than 1.10

The minimum factor of 0.46 was applied to a telecommunications site at White Rock, with valuation of $45,000 calculated in accordance with SVS policy.

The maximum factor of 1.45 was applied to an englobo development site and is based on a subject sale, which reflects the market preference for large parcels in the premium locality of Edge Hill. Single unit residential values in this area generally increased by about 20% for an 800m² lot.

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Area Allocation, Certifications & Approval

Area Allocation

Valuer	Area of Responsibility
Shaun Glover	2080:220, 2080:221, 2080:223, 2080:224, 2080:226, 2080:228, 2080:229, 2080:230, 2080:231, 2080:233, 2080:234, 2080:235, 2080:236, 2080:237, 2080:238, 2080:240, 2080:241, 2080:242, 2080:243, 2080:250, 2080:251, 2080:252, 2080:259
Amanda Hunter	2080:201, 2080:205, 2080:206, 2080:207, 2080:208
Melissa Larkins	2080:260, 2080:262, 2080:265, 2080:267, 2080:270, 2080:274, 2080:277, 2080:281, 2080:282, 2080:285, 2080:286, 2080:290, 2080:292, 2080:294

Certification by Valuers

I, Shaun Glover, being a registered valuer, do hereby certify that in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

73(2)Irrelevant

.....

Shaun Glover
Tuesday, 26 February 2019

I, Amanda Hunter, being a registered valuer, do hereby certify that in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

73(2)Irrelevant

.....

Amanda Hunter
Tuesday, 26 February 2019

I, Melissa Larkins, being a registered valuer, do hereby certify that in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

73(2)Irrelevant

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Melissa Larkins
Tuesday, 26 February 2019

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Principal Valuer Endorsement

I, Stephen Cross, being the Principal Valuer responsible for all the valuations in Cairns LGA, do hereby certify that in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

73(2)Irrelevant

Stephen Cross
Tuesday, 26 February 2019

Area Manager Approval

I, Brett Bowen, being the Area Manager responsible for all the Northern Region, do hereby certify the annual valuation has been completed by the above valuers in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the *Land Valuation Act 2010*' and that all mandatory steps of the program plan have been completed. I hereby authorise all valuations in the Cairns Local Government Area for issue.

73(2)Irrelevant

William Brett Bowen
Wednesday, 27 February 2019

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LGA Overview

The Cairns Region is located in Far North Queensland, about 1,700 kilometres north of Brisbane, and 350 kilometres north of Townsville. The Cairns Regional LGA is bounded by the Douglas Shire Council in the north, the Coral Sea and the Yarrabah Aboriginal Community in the east, the Cassowary Coast Region in the south, and the Mareeba Region in the west.

The Region includes significant areas of national park and state forest, rural areas and expanding urban areas. The main urban centre is Cairns, with smaller urban areas at Gordonvale and Babinda. Urban areas comprise residential, commercial, industrial, tourist and institutional land uses. Tourism is the key economic driver for the Cairns region and underpins the economy. Cairns Airport is Australia's seventh busiest airport, and the second busiest regional centre behind the Gold Coast. Rural land is predominantly used for sugar cane farming.

The Regional is served by the Bruce Highway, the Captain Cook Highway, Cairns Airport, the Port of Cairns and the North Coast (Brisbane - Cairns) railway line.

The estimated residential population of the Cairns region was 164,536 persons as at 30 June 2017. The region has experienced an average annual growth rate of 1.9% over the last 10 years. It is predicted that two thirds of Tropical North Queensland's population growth (approximately 70,000 people) will be accommodated within the Cairns region, with up to 50,000 ultimately accommodated within the Mount Peter Master Planned Area. (Source *Cairns Regional Council/facts figures and history*).

The Cairns Regional LGA population is forecast to grow to between 172,216 and 177,254 by 2021. (source: www.qgso.qld.gov.au/subjects/demography/population-projections/reports/qld-govt-pop-proj-lga-snapshot).

The Local Government Area contains 54,067 issuing valuations (an increase of 3.6% since the previous revaluation of 1/10/2015) (site: 52,658 and unimproved: 1,409).

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Current and Emerging Issues

Tourism

Tourism has been the backbone of the CBD over the previous years with strong hotel occupancy rates.

The void in the 5 star accommodation market has now been filled by the entry of the Crystalbrook Collection, which dominates the market with a $500 million investment in three new international hotels. Prior to this, there had been no new five-star international hotels built in Cairns for over 20 years.

The company behind Crystalbrook Collection is the Dubai-based Ghassan Aboud Group (GAG) and is headed by billionaire businessman and philanthropist Ghassan Aboud. The new properties will deliver more than 800 new hotel rooms to Cairns by 2020, - anticipating the creation of 3,500 jobs and an injection of more than $900 million into the local economy. The three new Crystalbrook Collection hotels – all five-star properties, named Riley, Flynn and Bailey are within 10 minutes' walk of each other in the Cairns CBD.

Cairns Airport.

The Cairns Airport has announced a $55 million transformation to its domestic terminal to accommodate increasing passenger traffic. The project is expected to generate more than 300 jobs during the construction phase and another 150 permanent jobs on completion, contributing to the strength of the local economy. Expanding to 10,000 square metres, the departures hall will boast additional seating and the boarding gates spread throughout the terminal to reduce congestion. There will also be an additional 2,000 square metres of dining and retail options.

Cairns Airport is the seventh busiest airport by passenger movements in Australia, and the second busiest regional centre behind the Gold Coast. Work on the redevelopment is expected to commence in August with completion set for 2020.

New international flights have been announced for Cairns airport over the previous year and over the next 10 years, traffic through the domestic terminal is expected to grow by 40 per cent to around six million passengers a year. SilkAir announced they will be running daily flights from June 2019.

Finance sector - Banking Royal Commission.

Low interest rates are an important factor underpinning current prices and levels of activity and any significant increases in home loan rates may have a negative impact on the property market.

Agents are starting to report more deals are falling over due to difficulties with buyers obtaining finance. This is as a result of a reduction in the availability of interest only loans, an increase in the level of scrutiny of borrower's actual living expenses reducing borrowing power and APRA's desire to improve lending standards and quality. This issue may result in reduced numbers of buyers and/or buyers reassessing price points and generally a more restricted market.

Restrictions on interest-only residential lending will be lifted from January 1 2019 in an attempt by financial regulator APRA to stabilise Australia's ailing housing market. The restrictions were imposed in March 2017 to force lenders to limit new interest-only lending to 30% of home loans that they issue. This may eventually result in a change of market sentiment.

Recommendations from the Banking Royal Commission may also have some effect on the "mortgage market". Any effects from this will been seen in the longer term however.

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Development Projects

Tropical North Global Tourism Hub

On 28 October 2017, the government announced a proposed Global Tourism Hub (GTH) for Tropical North Queensland, bringing a dynamic new tourism opportunity to the region.

Global Tourism Hubs offer outstanding opportunities for Queensland to enhance its tourism offerings. Such developments can support major events and reinvigorate key locations and communities across the state for entertainment and recreation for both locals and visitors alike.

The Queensland Government has identified its preferred site for the development of the Tropical North GTH by partnering with Ports North. The site is on Port North's strategic port land within the Cityport precinct at Wharf Street, Cairns. It comprises of a total area of approximately 4.4 hectares.

The state's Vision for the Tropical North Global Tourism Hub is to:

- Create a unique and exciting place that resonates Tropical North Queensland and further brings Tropical North Queensland to the world as a world class, "must see" tourist destination.
- Deliver a precinct with landmark design, which delivers on the concept of the "city in the rainforest" and brings the tropics to the city.
- Connect to the Great Barrier Reef and rainforest wonders.

Deliver iconic architecture and infrastructure with extensive master-planned public realm.

The Project is expected to create a broad range of jobs throughout the bid and construction phases and within the hospitality industry once the site is operational. Expressions of Interest (EOI) for the Tropical North Global Tourism Hub have now closed. It is anticipated that those successful in the EOI phase will be issued with the Request for Detailed Proposals documentation in Q1 2019.

Cairns Convention Centre expansion.

An upgrade and expansion of the Convention Centre is proposed to meet potential unmet demand for national and international conventions in Cairns. The Convention Centre currently consists of a range of exhibition halls, meeting rooms and associated facilities.

The proposal includes a full refurbishment of the current Centre with a new contemporary feel and upgraded configuration to meet the needs of current conference requirements and a 3,000 square metre extension containing new exhibition space, associated meeting rooms and adjoining foyer areas. The estimated cost is $176 million with allocation of funding up to the 2020/21 financial year.

Nova 8

The $400 million Nova 8 seven tower project aims to create new residential and commercial spaces in Cairns, on behalf of the Singapore-based Aspial Corporation.

The overall project will see six residential and one commercial tower built, each between 17 and 19 storeys. Overall, this will result in 1,188 new apartments in the city, as well as 6,000 square metres of retail space and 11,000 square metres of office space. This is expected to service up to 6,000 customers every single day – including over 1,000 office workers, 300 retail employers and other various workers across the sector. Celebrity restaurants and a sky pool have also been touted. The display unit/office has been opened but the project construction is yet to commence.

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Basis of Revaluation

Residential

The total value increase of about 7.5% is representative of the changes applied to the majority of residential values at 5% with some of the more attractive localities increasing more commonly between 10% and up to 20%.

The improved Cairns market median house price for the year ending September 2018 stands at $405,000, effectively unchanged from $400,000 recorded for the corresponding period in 2015. In the vacant land market over the same period, the market has improved 5.1% to $215,000 overall. The composition of small and large allotments has changed from 2015 to 2018. Smaller allotments now having a higher prevalence in the market, tempering the overall result.

Sales volumes in the improved and vacant markets have softened over the period, however this softening is not reflected in sales prices. Increases in the vacant market, whilst the improved residential market remains subdued, indicates that the added value of improvements of older dwellings is diminishing. The cost of renovations to update older dwellings is seen as a contributing factor in the improved market remaining subdued.

Northern Beaches

The area generally referred to as the 'Northern Beaches' comprises SMAs 260 – 294, which include the suburbs of Palm Cove, Clifton Beach, Kewarra Beach, Trinity Beach, Trinity Park, Caravonica, Smithfield, Yorkeys Knob, Holloways Beach, Machans Beach, Redlynch, Kamerunga, Freshwater, Stratford, Aeroglen and Brinsmead.

Statistically on a whole, the northern beaches improved residential market has been fairly static from 3rd quarter 2015 to 3rd quarter 2018, with only a minor increase in the median house price from $440,000 to $450,000 on a year to date basis, with an 11% decline in sales volumes over this time. The median vacant land price over the same period has increased from $220,000 to $235,000 (6.8%), with sales volumes declining by approximately 23-24%.

The composition of vacant land sales has changed over the period, with sales of sites 500m² and smaller increasing from 19.6% to 34% of the total sales recorded over the period. Percentage wise, 500m² sites increased in value by about 5.8% while sites above 500m² increased 13% on a median year to date basis from 3rd quarter 2015 to 3rd quarter 2018.

Since the 1/10/2015 revaluation, the majority of vacant land sales have comprised developer sales within the estates of Smithfield Village, The Pocket (Redlynch), Canopys Edge (Smithfield), Panguna Valley (Kewarra Beach), Multiplex (Trinity Beach) and Argentea (Palm Cove); with sales also occurring in smaller or near complete developments. Sales in these 'active estates' supported a 5% increase in the localities (generally $7,500-$12,500 increase). The exception being new Argentea at Palm Cove where sales supported a 10% increase ($25,000-$40,000). The scattering of sales external to these developments supported a 10-15% increase in older established areas. Brinsmead, Freshwater, Stratford, Aeroglen, as well as older parts of Smithfield and Trinity Beach were increased 10% (generally $15,000 to $35,000).

In some localities a cash premium rather than a percentage factor increase was considered appropriate.

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A cash premium of $15,000 per lot has been applied for the suburbs of Machans and Holloways Beaches (abt 9%), and Clifton Beach (abt 5-6%). A cash premium of $25,000 per lot was applied to Yorkeys Knob which reflects a 13-16% increase generally.

Sales in the suburbs of Kewarra Beach and Palm Cove (with the exception of new Argentea) supported a rewrite, although Clifton Beach, which is located between these suburbs was increased. There was a mix of sales evidence within Clifton Beach, some of which supported an increase higher than actually implemented, however these increases were not applied as they were considered contrary to the market evidence within the improved market sector.

View sites at Brinsmead were increased by up to 35% based on sales evidence in the locality.

Beachfront residential and Marina front sites at Trinity Park were rewritten.

Relativity adjustments were implemented where required.

Central Cairns

Property prices in the central Cairns area (or "old Cairns") have undergone varying changes since the previous revaluation in October 2015.

The more prestigious locations of upper Edge Hill, Whitfield, Parramatta Park and Kanimbla Heights have once again proven to be the most attractive localities. Vacant allotments in quality locations are scarce with land releases only occurring in Kanimbla and Manoora.

Leading the market with vacant sales volume is the locality of Kanimbla, providing the prestige major land release within the SMA. Properties within this estate were well sought after and most have the opportunity for attractive City outlooks.

Sale prices are reflecting preferences for shovel ready or level building sites in comparison to elevated sloping parcels. The latest release has reflected increases of 20-25% increasing a basic lot from $230,000 up to $280,000 or about $50,000.

During late 2015 and early 2016, there was also a Kanimbla land release of parcels that had no views; these more standard type lots are showing increases of about 15% or around $30,000.

Some vacant lot transactions have occurred in the older suburbs and these generally emanate from infill development. Edge Hill retains its reputation as the most prestigious developed suburb and 90% of allotments were increased by 10% -20%. Similar increases can also be expected in Upper Whitfield, where sales are showing healthy increases of 15-20%.

An increase of 20% will also be applied to Parramatta Park and Cairns North with some blending of valuations where these suburbs merge into the lesser attractive suburbs of Manunda and Westcourt where a 5% increase has been adopted. There will be the necessity to blend valuations where localities merge and in these instances increases will be small.

Manoora has historically been an unattractive suburb and parts of this locality will be held at current value levels.

There has however been quite an anomaly occurring with a new release estate on the boundary of Manoora and Edge Hill. This estate has been cleverly marketed, with small lots and attractive modern housing and as a result has been achieving values similar to lower Edge Hill. Many of these sales have

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been made to foreign investors and sale prices are well ranged for similar sized lots leading to the belief that they may not be a true reflection of the local Cairns Market.

In Mooroobool property sales are generally occurring in the hillside areas and parcels, although having good views, are of steep topography.

Purchasers of residential parcels with difficult topography are becoming increasingly aware of the additional costs required to build. Most vacant sites, which are steeply contoured or requiring additional sites works to support the construction of a dwelling have been rewritten or reflect a slight decrease to value levels. Relativity adjustments have therefore occurred where it has been required to recognise the need for site works or views availability.

Overall, the more sought after localities of Kanimbla, Edge Hill, Whitfield, Parramatta Park, Cairns North and parts of Mooroobool and Earlville will be increased between 10% to 20% and a slight increase of 5% to apply to the balance suburbs with a rewrite in some patches to better reflect market levels and preferences.

Southern Corridor

The bulk of the southern corridor residential properties are located in the suburbs between Bayview Heights and Edmonton (SMAs 220 to 224), though recently expanding further to the south into Mount Peter, with lesser numbers at Gordonvale (SMA 226). Residential properties are also located within smaller settlements at Aloomba, Babinda, Mirriwinni (SMA 229) and Bramston Beach (SMA 230).

Within the southern city suburbs, the median house price for the year ending September 2018 stands at $349,000, effectively unchanged from the corresponding period in 2015. While values have remained steady, sales volumes have continued to tail away over the three years between revaluations, decreasing by about 22% when comparing the yearly periods.

Trends for the vacant residential land market reveal a different picture. Coming in at $190,500, the median price for the year ending September 2018 reflects an increase of 15% over the same period in 2015. However sale volumes have seen a significant decline, with about 90 sales completed in the year ending September 2018 representing a greater than 50% fall when compared to 2015.

Corresponding with slow sale rates, new releases of land in residential estates have also been subdued. New allotments have come to market in 'Forest Gardens' at Mount Sheridan, with the final stages bringing an end to over 20 years of development, 'The Outlook', 'Cherrybrook' and 'Rainforest Rise' at Bentley Park and 'Sugarworld' at Edmonton. New allotments have also been developed in 'Rainforest Edge' at Mount Sheridan and 'Mount Peter' at Mount Peter, however house and land packages have dominated within these estates. Further to the south, land continues to be released in 'Riverstone' estate at Gordonvale.

Prices achieved across estates vary, with a new 600m² parcel expected to realise between $160,000 and $185,000 in Edmonton and Bentley Park, with stronger prices from around $220,000 in Mount Sheridan. Sales support increases in valuations generally of 5%, although ranging up to about 17.5% at closer in Bayview Heights.

Prices are lower in the towns to the south, with new 600m² allotments in western Gordonvale achieving about $145,000 and existing residential land in Babinda selling for between $65,000 and $85,000. At Gordonvale, sales support increases from 5% to 7.5%, while at Babinda valuations have increased by 5%.

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Rural Homesite

Northern Beaches

The Northern Beaches rural home site sector predominately captured by SMA 282 encompasses all rural residential properties from Palm Cove to Caravonica with approximately 580 issuing properties, followed by Redlynch (SMA 274) with approximately 508 issuing properties. The balance of properties (approx. 140) are divided between Yorkeys Knob, Holloways Beach, Machans Beach, Freshwater, Stratford and Brinsmead.

Sales within SMA 282 generally support a rewrite. The exception being Panguna Street at Trinity Beach where sales support an increase of $50,000 per lot (abt 10-15%). Larger sites in established Smithfield were increased $20,000 in recognition that it is a superior location than Panguna St.

In SMA 274, smaller rural residential lots up to about 3000m² (eg. Bellemere Lane, Java Close) were increased 10%. Larger sites in Redlynch were given a cash premium of $60,000 per lot which generally resulted in a 10-15% increase. Sites at Giauca Street, large mountain ridge lots and sites in the most southern extremity of Redlynch (eg. Cascades Dve) were rewritten.

Rural residential sites at Brinsmead, Freshwater and Stratford were increased 5%, whilst sites at Yorkeys Knob, Holloways and Machans Beach were increased generally in line with the residential increases.

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A typical 4000m² is now valued at:-

Locality	1/10/2015	1/10/2018
Clifton Beach - Ellison St locality	$400,000	$400,000
Clifton Beach - Stevens St locality	$420,000-$445,000	$420,000-$445,000
Kewarra Beach	$405,000	$405,000
Trinity Beach - Panguna St	$330,000-$345,000	$385,000-$395,000
Smithfield	$380,000	$400,000
Redlynch	$390,000 - $420,000	$450,000- $480,000

Central Cairns

Rural residential sized parcels are limited within the central Cairns area and are most prevalent on the hillslopes where development is hindered by topography and vegetation.

There has only been one sale in the central Cairns locality since the last revaluation, which is of a hillside allotment subject to extensive site works. The increase applied has been $20,000 (or 6%), which is in line with proposed increases applied to the residential market and rural home sites. Relativity adjustments have been made where necessary. The higher valued parcels may actually reflect a rewrite to value levels, due to rounding issues.

Southern Corridor

Acreage estates in the southern corridor, which account for about half of rural home site valuations, are situated in four main locations and treated as three sub-market areas. They are located in the closer in suburbs of White Rock and Edmonton (SMA 231), Gordonvale (SMA 233) and Goldsborough (SMA 234). These estates comprise over 1,100 valuations while another 1050 rural home site valuations are scattered throughout the southern corridor mostly in rural localities or in smaller nodes.

'Goldsborough Valley Views' estate at Goldsborough sees the first new release of acreage land in almost eight years, with existing lots and 'splitters' catering for demand for some time. The first stage of 24 lots in the estate has taken advantage of some pent up demand, with 12 of the 14 sales recorded contracting prior to survey registration. It's noted that the Goldsborough locality presently comprises the only suitably zoned land for further acreage subdivision.

The market for improved rural home sites in the four main localities has performed more strongly than the residential market. The median price for the year ending September 2018 increased by 9.9% to $585,000 when compared to the same period in 2015. Sale volumes however, have followed the wider residential trend and diminished by 43%. Trend analysis for vacant home sites is less meaningful due to the limited number of sales.

Valuations for rural home sites have generally increased in the order of 5%, with the exception of White Rock, where valuations have increased by up to 20% on the back of affordability and proximity to the city.

Key sales supporting new valuations comprise a 4,000m² hatchet parcel at Giffin Rd, White Rock for $310,000; a moderately sloping 4,001m² lot at Plantation Rd, Edmonton for $325,000; and a number of acreage sales at Goldsborough generally ranging between $150,000 and $220,000 with price depending mainly on site usability, slope and views.

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In the southern reaches of the LGA, sales evidence shows that properties with elevation or desirable natural features including elevation, rainforest clad slopes or clear running creeks are attractive in the market place.

Multi-Unit Residential

Northern Beaches

Eighteen Multi-unit (or small subdivision) sales have been fully analysed/finalised within the Northern Beaches locality.

The sales comprise of a mix of sizes (800m² to 4,717m²), multi-unit zonings and locations including beachfront and non-beachfront properties.

The sales evidence supports a rewrite of existing values, with 10 basic sales at a rewrite and 4 supporting sales (3 of which were applied at 84% or greater).

With increases in the residential market, the size card was increased at the smaller end to ensure values didn't fall below residential levels. In implementing these increases, properties between 800m² and 1,000m² received a minor increase of 1-2%. Of the 4 sales in this size range, 3 are basic and one supporting.

Overall multi-unit levels were rewritten and small allotments were increased slightly. The exceptions to this are multi-unit levels at Yorkeys Knob, Holloways Beach and Machans Beach, which, due to conservative existing site values, needed to be increased by up to 15% to maintain a premium over residential levels.

Relativity adjustments were undertaken where required.

Standard base rates remain at:

Low Density Res – $270/m²; Low-Med Density Res – $290/m²; Medium Density Res - $310/m²; Tourism - $320/m² for a standard 1,000m² site.

(Locality allowances also apply)

Central Cairns

The Multi-unit market has been driven by a resurgence in inner city living and the desire for land in premium suburbs.

The market for large multi-unit redevelopment sites remains flat and there has been a reluctance to embark on major developments to date, due to financial market restrictions.

Parramatta Park has seen several smaller scale developments occur notably 4 Pembroke Street; 50 Gatton Street and 7-9 Denbeigh Street. These sales are the basis of an increase in base rate values from $300/m² up to $450/m² or about 50%.

Edge Hill continues to prove itself as the most desirable suburb with premium residential lots of over 700m² selling from around the mid four hundred thousand dollar mark and reflecting a 20% increase upon existing values. Two larger lots in Junction Street totalling 4,747m² in area and restricted in development potential sold for $1,800,000 – reflecting a 45 % increase in value while a smaller 809m² multi-unit redevelopment site at 277 Pease Street sold at a 28% premium above existing site value levels. This

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combined evidence has led to a range of value levels being applied within Edge Hill, where values increase from the more lowly valued areas in the south to the premium lands in the hub of Edge Hill proper.

These increases in Edge Hill radiate to the west through Whitfield and are reflected in the sale of an 881m² site in Nolan Street for $390,000, which showed and was increased by 15% in line with the factor generally applied to residential lands in this location.

Englobo lands within this SMA are rare, although in 2017 there was the sale of a 5.4ha parcel for $4,350,000 reflecting a 5% increase upon existing value. This parcel incorporates some difficult topography and the sale forms the base level for englobo or large development sites.

Generally, in the standard low level suburbs, multi-unit parcels have been moved in conjunction with the residential sales evidence (most commonly 5% but up to 10%) with the increases supported by a strengthening residential market. These increases were necessary to maintain the premium for multi-unit lands over the concessional residential levels and to acknowledge sale prices. A rewrite to current value levels has also been applied to certain parts of Manoora and Earlville where public housing is dominant and improved sales prices remain low.

The following increases have been applied:-

1. Average quality properties of 1,000m²:

    - A standard medium/high density lot increased from $220/m² up to $230/m² – an increase of about 5% or $10,000, and
    - A standard low density lot increased from $200/m² up to $210/m² - 5% increase or $10,000.

2. Edge Hill properties of 1,000m²:

    - A standard medium/high density lot increased from $285/m² up to $350/m² - 23% increase or $65,000; and
    - A standard low density lot increased from $265/m² up to $320/m² - 20% increase or $55,000.
    - A standard premium location commercial lot from $412/m² up to $500/m² -20% increase or $90,000.

Within the central Cairns area, the multi-unit valuations are held within the calculated SMA's of 205,207 and 208. As a result of the transformation to UCalcs, there has been some adjustment to values as a rationalisation of methodology. The consideration of the effect of size has been altered within the more highly valued suburbs and this has slightly altered relativity between localities.

The list below shows typical size allowances applied to smaller multi-unit parcels in the localities of Cairns North; Cairns City and Parramatta Park. These sizes are consistent with those in the CBD and to commercial lots in Parramatta Park and Cairns North.

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Refer to the Appendix for a complete table of size considerations titled CNS MU PREMIUM LOCALITIES (EH, PP).

Size	2015	2018
200m²	2.3	1.9
400m²	1.42	1.34
600m²	1.19	1.18
800m²	1.07	1.11

In locations other than those described above the standard CENTRAL CNS MU MEDIUM DENSITY or LOW MEDIUM DENSITY size table was unaltered. Refer to Appendix for copies.

Of about 900 multiunit properties,

- 60% properties have an increase of up to and including 10%;
- 25% properties have an increase between 11% and 20%;
- 5% properties have an increase between 21% and 30%;
- 10% records have an increase greater than 30% (majority Parramatta Park);

Southern Corridor

The number of multi-unit properties in the southern corridor is relatively small with 105 records at Woree (SMA 240) and 82 records between White Rock and Gordonvale (SMA 241). Demand for multi-unit development sites has remained subdued in the southern corridor as is the case throughout the Local Government area.

After a long period of inactivity regarding new development in the southern multi unit sector, a number of small scale projects have been undertaken. At Edmonton, three recent developments on medium density zoned land each comprise 3 to 4 dwellings, with two providing standalone residences, one of which was successful in obtaining approval for reconfiguration into small standard format lots on the basis that the proposal achieves the same density as a triplex.

Two of these development sites where purchased more recently and comprise part of the basis of valuation. Located at Cattle St and Marr St, Edmonton, the parcels are about 1,000m² in area and support a new base rate of $220/m², up nearly 13% from the current $195/m². Also at Edmonton, three larger sites situated on the Bruce Hwy service road, also provide varying degrees of supporting evidence for the new valuations.

At Sondrio St Woree, adjoining 708m² vacant parcels have reportedly sold in one transaction, supporting a base rate of $220/m² which has risen 10% from $200/m². Regard has also been made to a 688 m² site, which sold at nearby Mulgrave Rd, Earlville, to set valuations for smaller multi unit sites.

With respect to economies of scale or size considerations, valuations for larger properties (1,000 m² or greater) have generally increased in line with the supporting base rate increase, while smaller properties (less than 1,000m²) have not increased as much, having already had a degree of upward pressure from underlying residential value.

Commercial

The commercial market in Cairns is characterised by;

- The Central Business District (CBD) – SMA 206,

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- Two strip commercial precincts along Mulgrave Road and Sheridan Street – SMA 205 (includes those lands zoned Mixed use plus Tourist and Residential as these cross-over zoning codes extend into this market,
- Regional Shopping centres,
- Anderson/Pease Street which is a mix of commercial and industrial properties – SMA 207.
- Smaller nodes and suburban at Smithfield, Redlynch, Clifton Beach, Edmonton, Gordonvale and Babinda.

The commercial market has experienced a variety of movement since the previous revaluation, most notably showing a compression of values between the prime suburbs fringing the CBD such as Parramatta Park and Cairns North and the CBD. In general, the balance of commercial lands have experienced slight to negligible growth.

Within the CBD, high exposure quality retail remains fairly well occupied in comparison to secondary locations with lesser exposure and attractiveness at far higher rates. The proposed construction of three 5 star hotels (one complete) has brought some optimism to the City though this is yet to be evidenced in market transactions. Historically, the City is quite tightly held, therefore suitable evidence is limited.

In McLeod Street (Cairns North) sale evidence led to values increasing from $525/m² up to $625/m² or an increase of about 19%. This increase was carried through into the CBD via Sheridan Street where the increase presented at about 15% up to $750/m².

Increases throughout the CBD were graduated to appreciate the variations between the less attractive CBD locations vs “blue chip”. Consequently there is a range of increases from around 5% up to 10% for Esplanade frontage.

Although there was limited suitable sales since the previous revaluation, sales data acquired during 2015 was used to reinforce issued value levels.

Small parcels within the CBD (less than 400m²) were increased considerably to improve relativity with sales evidence in Cairns North and Parramatta Park. In applying these values, regard was also had to the residential and multi-unit sales evidence in adjoining Cairns North and Parramatta Park some of which was increased by about 50% from $300/m² to $450/m².

An example of the premium change on a pro-rata basis for a smaller lot within the CBD is listed below. Refer to the Appendix for a complete table of size considerations within the CBD.

Size	**2015**	**2018**
200m²	1.4	1.9
400m²	1.2	1.34
600m²	1.05	1.18
800m²	1	1.11

Tourism has been the backbone of the CBD over the previous years with strong hotel occupancy rates.

The void in the 5star accommodation market has now been filled by the entry of the Crystalbrook Collection which dominates the market with a $500 million investment in three new international hotels. Prior to this, there had been no new five-star international hotels in Cairns for over 20 years.

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The company behind the Collection is the Dubai-based Ghassan Aboud Group (GAG) is headed by billionaire businessman and philanthropist Ghassan Aboud. The new properties will deliver more than 800 new hotel rooms to Cairns by 2020, - anticipating the creation of 3,500 jobs and an injection of more than $900 million into the local economy. All transactions to acquire these sites have been considered as supporting evidence only yet once constructed will have a positive effect on the CBD tourist strip. The original sale of the "Bailey" site as described below has been used to define the 1/10/2018 value levels.

The three new Crystalbrook Collection hotels – all five-star properties, named Riley, Flynn and Bailey are within 10 minutes' walk of each other in the Cairns CBD.

1. Riley, a Crystalbrook Collection 5 Star Resort Hotel located at137 Esplanade, Cairns. Opened November 2018. 300+suites/rooms; Four restaurants and bars including the rooftop tower bar (42 metres above sea level) • Lagoon pool (1,037 square metres) with private beach • Day spa and 24-hour fitness centre • Meeting spaces for up to 400 people.

COST: Existing Tradewinds Hotel and adjoining house parcel purchased to create this Hotel. $32,300,000 total site. 9155m² @ $3,500/m² early March 2016.

2. Bailey, a Crystalbrook Collection 5 Star Hotel located at 163 Abbott Street, Cairns. Opening mid-2019. 222 rooms; Five restaurants and bars; 24-hour fitness centre and Meeting spaces for up to 150 people.

COST: Vacant site purchased far in excess of previous sale and considered well above market levels. 3999m² $2,000/m². Contracted September 2016. (Previous sale $4,400,000 $1,100/m² 10/11/2014).

3. Flynn, a Crystalbrook Collection 5 Star hotel located at 85 Esplanade, Cairns. Opening early 2020. 300+ suites/rooms; Six restaurants and bars over three floors; Two glass swimming pools; Day spa; 24-hour fitness centre and Meeting spaces for up to 120 people.

COST: Aggregated site purchased for this Hotel comprising several working business which were demolished for the construction. 3800m² @$4,700/m². Contracted late 2016.

Since then, an aggregated site at 120 Grafton Street has also been purchased in late 2017. This site has virtually been on the market since it was purchased by the KT Corporation in 2008 for $5,500,000 or about $1,000/m². Comprising 5,065m², the aggregation sold for $6,500,000 or $1,283/m². The vendor was firm in his asking price and the purchaser performed no due diligence and has no real plans for the site other than protecting his current investments from outside developments. Short term contract, not subject to finance and considered above market. (held as two separate valuations and used as support evidence only.)

Strip commercial precincts along Mulgrave Road and Sheridan Street – (includes those lands zoned Mixed Use plus Tourist and Residential as these cross-over zoning codes extend into this market and Esplanade Multi-unit.

Increases to value have radiated from the CBD based on property sales in Parramatta Park and Cairns North.

To the south, values were increased by 10% on Mulgrave Road in Parramatta Park from $500 to $550/m². This value change was quite limited in application and as the distance from the CBD increases, the demand or preference for commercial lands diminished. Therefore values were held at the current

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levels of $425-$450 past the Cairns Showgrounds based on commercial vacancies and lack of suitable sales evidence.

Likewise, the strip commercial values along Sheridan Street were increased based on McLeod Street (Cairns North) sale evidence increasing to $625/m² (19%) and the requirement for sensible relativity.

These increases radiate from $650/m² (up from $550/m² or 18%) at the CBD boundary; reduce to a 10% increase to the north of Cairns State High School and further reduce to reflect a rewrite at $425/m² just prior to the Tobruk Aquatic centre.

Multi-unit values in the Mixed Use and Tourist and Residential zones close to the Esplanade increased by up to 20% secured by the transaction at the northern sector of the Esplanade of 3,510m² for $2,650,000 ex GST. This is also backed by the sales of residences (about 400m² in area) in close proximity to the Esplanade, showing market levels of up to 30% higher than the previous issue.

A 413m² parcel on Minnie Street for $335,000 of Mixed Use Commercial zoning was also used to support increases to both the small CBD parcels and those in Cairns North and Parramatta Park.

These increases in Cairns North and Parramatta Park have also flowed through to Anderson Street commercial where the sales of 60-62 Anderson Street for redevelopment purposes supports an increase of 10% from $315/m² for a standard 1000m² parcel up to $350/m². A 5% increase was then applied to Pease Street commercial lands, which saw an increase in base rate values from $305/m² to $320/m².

Edge Hill however remains “the place to be” with the demand for residential and multi-unit lands pushing up base line commercial values to $500/m² from $385/m² an increase of about 20%. This was required to ensure that residential values did not exceed the commercial base rate levels.

An example of the alterations to size considerations in the localities of Cairns North; Cairns City and Parramatta Park are listed below. These will also reflect changes within the CBD and to smaller multi-unit values in Parramatta Park, Cairns North and Edge Hill. Refer to the Appendix for a complete table of size considerations titled SMA 205 COMM and MU.

Size	**2015**	**2018**
200m²	2.11	1.9
400m²	1.42	1.34
600m²	1.19	1.18
800m²	1.07	1.11

In locations where values were not increased the standard CAIRNS COMMERCIAL size table was maintained. Refer Appendix for copy

Northern Beaches

There are 171 issuing commercial valuations in the northern beaches locality incorporating a defined centralised precinct at Smithfield with local precincts at Stratford, Palm Cove, Trinity Beach, Clifton Beach and Redlynch.

There have been four vacant commercial sales in this sector over the period. Three of these sales occurred in Smithfield, whilst the fourth sale involved a child care centre site in Bluewater Estate, Trinity Beach.

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Two of the sales support an increase in base rate from $260/m² to $290/m² (abt 11-12%). This increase improves relativity between the commercial and multi-unit, which has a base rate of $290/m² for low-medium zoned land.

Of the remaining two sales, one is a support sale and the other against.

There has been an improved sale at 10 Mt Koolmoon Street, which is located within Smithfield's commercial precinct. The site is improved with an office/showroom and patio areas. The 1200m² site sold for $555,000 (Dec 2016) and on analysis supports the proposed increase.

Accordingly, base rates have been increased by about 10% in the main. A few relativity adjustments were also undertaken. The commercial sector at Freshwater/Stratford was rewritten at existing levels which were already at a premium and considered adequate.

Overall Base Rates range from $260 - $320/m² depending on location (majority $290/m²) with MacPeak Crescent at $200/m²

Southern Corridor

There are 142 commercial valuations in the southern corridor. Properties from Bayview Heights to Gordonvale are considered together (SMA 242), with nodes at Edmonton and Gordonvale. Commercial properties in the town of Babinda, of which there are 34, are considered in the overall context of the town (SMA 229).

Given the relatively small number of properties and the subdued nature of the market, limited sales evidence is generally available. However, a small number of commercial properties have transferred at Edmonton which support existing levels of value. Keys sales include a lightly improved 1,012m² property at the northern end of the Bruce Hwy service road which supports the secondary location base rate of $255/m², while a 5,959m² development site at the intersection of the Bruce Hwy and Thompson Rd supports the primary location rate of $330/m².

Values are also considered to be underpinned by industrial sales at Edmonton, where base rates are $200/m².

Values within the southern corridor have tended to remain unchanged, except for lower valued sites in suburban localities and at Babinda and Gordonvale, which have increased with upward pressure from underlying residential values.

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Industrial

Central Cairns

There has been a variety of movement in the industrial market since the previous revaluation. Within the central Cairns area, the industrial valuations are generally held within SMA 208 encompassing the suburbs generally on the south-eastern side of Mulgrave Road being Bungalow, Earlville and Portsmith, with limited industrial properties in SMA 207 (Manunda).

The central Cairns industrial market is largely centred on the Woree, Westcourt, Bungalow and Portsmith areas, with isolated pockets at Smithfield and Aeroglen servicing the northern suburbs and Supply/Swallow Roads servicing the southern corridor.

Over recent years the industrial market has been driven by owner occupiers with investors and developers wary of the difficulty of attracting tenants. As expected, sales of improved properties without firm tenanting arrangements in place perform poorly against those with strong or guaranteed returns. The smaller, more affordable mixed use properties remain attractive in the market place and with the residential market continuing to reflect strong but steady growth, these smaller industrial parcels must maintain a market premium.

The best evidence for market analysis has been the transaction of vacant parcels within the Woree Industrial Estate (Queensland Government as the Vendor). This estate has been the premier industrial land release over recent years. Sales have been slow following the GFC though now there maybe only one or two parcels remaining. The current value levels indicate that a 5% increase to the market is warranted with the majority falling in the basic application bracket once value levels were lifted from $215/m² up to $225/m². A further sale along the major thoroughfare of Comport Street also reflected a 5% increase in levels from $270/m² to $285/m².

At the Airport gates industrial area in Cairns North, the difficulty with access has been recognised and value levels have been held at the current levels of $325/m². Likewise, this rewrite of value levels has been applied to the general aviation section of the Cairns Airport valuations with levels remaining at $275/m².

The Cairns Airport lands (on the Domestic terminal side) have experienced slight value increases with base rates moving from $275/m² up to $290/m².. This increase follows the general market increase applied to industrial land and reflects the growth of the Cairns Tourism market and consequently the value of business lands within the airport.

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The base rates below assume a standard 1,000m² allotment and typify industrial values in the Cairns area.

BASE RATES

Location	2015 ($/m2)	2018 ($/m²)
Comport Street	$270	$285
Scott Street	$225-280	$230-300
Hartley Street	$210-250	$220-250
Aumuller Street	$210-270	$210-300
Morehead Street	$230	$240
Streets off Mulgrave Road	$220	$245
Streets off Newell, Scott	$220	$240-$245
Streets off Brown & Hartley	$200-230	$215-250
MacPeak Crescent, Smithfield	$180	$200
Arnold Street, Aeroglen	$195	$195
Industrial Avenue, Stratford	$220	$240
General Aviation, Aeroglen	$275	$275
Domestic Terminal, Aeroglen	$275	$290
Airport Gates, North Cairns	$325-$350	$325-$350
Moffat Street, North Cairns	$300	$325
Rutherford Street, North Cairns	$285	$310
Donaldson Street, Manunda	$230	$250
Ishmael Road, Earlville	$200	$225
Kate/Marsh Street, Woree	$190	$200
Edmonton	$200	$200
Gordonvale	$165	$165

The list below shows size considerations applicable to industrial properties in central Cairns locations.

500m²	1.28
800m²	1.07
1000m²	1.0
2000m²	0.93
5000m²	0.74
1ha	0.59

The industrial size table is applied to industrial valuations in SMAs 205,207 and 208. The Airport has a slightly different consideration and lots over 4000m² are valued at a slightly lower rate as it recognises the restricted market for larger lots within the Airport Land Use plan.

Refer to the Appendix for copies of size tables.

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Southern Corridor

The industrial market in the southern corridor is relatively small comprising 156 properties, with the largest node of 127 properties located on each side of the Bruce Hwy at Edmonton and Bentley Park, with about 20 properties at Gordonvale.

Activity within the vacant land market has been improving, with 10 sales recorded since early 2017. The majority of the sales support the existing base rate in the locality of $200/m^2$.

Primary Production

The vast majority of the 552 issuing farming valuations in the Cairns Regional LGA are used for the cultivation of sugar cane while the remaining properties are used for various other purposes including tropical fruits, aquaculture and turf farming. The median area of a farming property is about 48 hectares.

The Cairns Regional LGA has for many years been divided into two sugar mill areas. Traditionally, Mulgrave Central Mill received cane from Cairns Northern Beaches to Fishery Falls from where Babinda Mill then took cane through to Eubenangee in the south. However, the closure of Babinda Mill in 2011 meant that sugar cane in the area is apportioned between Mulgrave Central Mill and South Johnstone Mill further to the south in the Cassowary Coast Regional LGA.

Arable lands have been rationalised onto a standard arable range of values, based on the land's suitability to grow sugar cane; the dominant crop in the district. There are two sub-market areas, based approximately on the old mill areas, with each SMA attracting a separate range of values reflecting production potential and physical location

In what has traditionally been a tightly held district, the take-over of the Mulgrave mill and resulting payouts to local shareholders seems to have been the catalyst for a spike in sale activity during 2012 and 2013. The market has since returned to a normal pattern, where sales occur only sporadically. Prices in the district would be expected to range from $8,000 to $10,000 per hectare in the south for flooded, heavier soil types, to over $25,000 per hectare around Gordonvale and Aloomba for first class flood free country.

Ten sales dating back to 2015 have been considered comprising a range of evidence key to determining factors of value including quality of country, size and location. These sales support base values in the range of $7,000/ha to $15,000/ha.

Farms in the Babinda district are also generally tightly held, however the locality of Bartle Frere has seen a spate of sales with a few growers leaving the industry. Seventeen sales dating back to 2016 have been analysed reflecting land prices generally in the order of $5,000/ha to $12,000/ha. The sales support base values in the range of $2,650/ha to $5,750/ha.

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Other/Special Use

Englobo

Northern Beaches

There are 83 issuing englobo valuation in the northern beaches. In determining market movement, sales of englobo properties have been considered. Market movement in the multi-unit sector and conditions of the residential market have also been given regard.

There have been about 9 sales of englobo land since the last revaluation, however due to various factors many have been disregarded and/or not considered representative of the wider englobo market. These factors include:

- Site being part of community title scheme;
- Related parties;
- Sale forming part of a larger negotiation/dependant on purchase of larger site;
- Circumstances of the sale
- Sale not considered representative of wider market due to site characteristics.

Sales considered to support applied levels include:

- 8-12 Butland St, Brinsmead comprising 2.275 Ha (abt 1.2Ha usable), sold for $1.6M 11/2/2017. Zoned Low Density Residential the usable area has been developed with 15 lots with average mountain/valley views available.
- Captain Cook Hwy, Clifton Beach comprising 29.575Ha (abt 16-17 usable including park allowance) sold for $6m 9/3/2016. Zoned Low-Medium Density Residential and Conservation. Abt 206 lots proposed at time of purchase.
- 36 Johanna Street, Trinity Beach comprising 7.54 Ha sold for $4.3M 21/9/2017. The site is zoned Low-Medium Density Residential and sold with a development approval for 105 lots and is improved with 3 modern dwellings. The other structures and existing internal road were demolished and fill is required.
- The balance of Argentea Estate at Palm Cove comprising 8 allotments totalling 16.7Ha (abt 12 usable) sold for $12.5M 13/10/2016. The sites are zoned a mix of Tourist Accommodation and Low-Medium Density Residential.

Overall, the available englobo sales evidence supports a rewrite for the market sector. This is in line with the multi-unit sector where sales also support a rewrite. It is logical that the englobo market is subdued considering there has been only minor movement in the residential market sector (5% over 3 years for active subdivisions) and given that sales volumes have softened. Offsetting this fact is the diminishing supply of vacant residential land in the short to medium term.

Factor 1.0 applied with few adjustments implemented based on review of individual sites.

Base Rates: Low Density Res - $1,025,000/Ha, Low-Medium Density Res - $1,100,000/Ha, Medium Density Res - $1,200,000 for 1Ha sites. (Locality allowances also applicable)

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Southern Corridor

The market for residential englobo land remains subdued, with the state of the residential land market considered to be inhibiting value growth. Allotment prices have seen some improvement since the last revaluation, although significantly, sales rates have been in decline. Impediments around obtaining finance approval is also believed to be impacting the market.

Sales evidence to include within a reliable basis of valuation has been very limited, with sales tainted by party or sale circumstances. It is considered that the market remains unchanged since the last revaluation.

A notional 10 hectare property at Edmonton, which is commonly subdivided into mixed size allotments from 450m² to 600m², will be valued in the order of $275,000/ha.

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Relativity with Adjoining Local Government

Local Government	Valuer (Adjoining)	Comment
		No adjoining local governments were revalued.

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Target Application

Land Use Group	Target Application	Comment
Residential	0.925	
Rural Residential	0.925	
Multi-Unit	0.925	
Commercial	0.925	
Industrial	0.925	
Primary Production	0.925	
Other/Special Use	0.925	

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Allowances

Type	Typical range
Corner Allowances	2.5%-20%
Location	-30 – 55%. Has been used where a common base rate applied to a land use group and relativity adjusted by the use of allowances.
Access rear	Up to 15%
Access side	Up to 10%
Shape	-50 up to 15%
Bulk	Generally 2.5% per block

Costs

	Improvement Name	Cost Rate	Rate Type
modify	CNS-CLEARING 00,500 M2	$4,300.00	SITE
modify	CNS-CLEARING 00,600 M2	$4,700.00	SITE
modify	CNS-CLEARING 00,700 M2	$5,100.00	SITE
modify	CNS-CLEARING 00,800 M2	$5,400.00	SITE
modify	CNS-CLEARING 00,900 M2	$5,800.00	SITE
modify	CNS-CLEARING 01,000 M2	$6,300.00	SITE
modify	CNS-CLEARING 01,200 M2	$7,000.00	SITE
modify	CNS-CLEARING 01,500 M2	$8,200.00	SITE
modify	CNS-CLEARING 02,000 M2	$9,000.00	SITE
modify	CNS-CLEARING 04,000 M2	$10,750.00	SITE
modify	CNS-CLEARING 05 HA	$19,000.00	SITE
modify	CNS-CLEARING 1 HA	$15,750.00	SITE
modify	CNS-CLEARING 10 HA	$25,000.00	SITE
modify	CNS-CLEARING GREATER THAN 10 HA ON MERITS (EG 10 HA +$2,500/HA)	$0.00	SITE
modify	CNS-CLEARING NOTE: ADD 15-20% FOR STEEPNESS	$0.00	SITE
modify	CNS-DEVELOPER BONUS / INCENTIVE	$1,100.00	SITE
modify	CNS-FENCING INDUSTRIAL SECURITY FENCE (1.8M HIGH CRANKED POSTS AND 3 BARBED W)	$62.00	M
modify	CNS-FENCING RESIDENTIAL ALLUMINIUM POWDER COATED POOL FENCE	$130.00	M
modify	CNS-FENCING RESIDENTIAL GATES ADD 10%	$1.00	M
modify	CNS-FENCING RESIDENTIAL TIMBER PALING (1.2M HIGH)	$65.00	M
modify	CNS-FENCING RESIDENTIAL TIMBER PALING (1.8M HIGH)	$75.00	M
modify	CNS-FENCING RESIDENTIAL WELDMESH (1.2 M HIGH)	$62.00	M
modify	CNS-FILL BENCH, CUT, SPREAD COMPACTED WATERED & TESTED 1 M3 UP TO 10,000 M3	$23.00	M3
modify	CNS-FILL IMPORTED LEVELLED & COMPACTED 1 M3 UP TO 10,000 M3	$50.00	M3
modify	CNS-FILL IMPORTED LEVELLED & COMPACTED AT SUBDIVISON LEVEL.	$42.00	M3
modify	CNS-FILL MINIMUM SITE WORKS, ADD TO CLEARING COSTS	$4,100.00	SITE
modify	CNS-MISC BITUMEN HARDSTAND	$45.00	M2
modify	CNS-MISC CONCRETE DRIVEWAY	$100.00	M2
modify	CNS-MISC DEMOLITION COST, HOUSE	-$12,700.00	EACH
modify	CNS-MISC DOMESTIC BORE 5 INCH PVC CASED.	$175.00	M
modify	CNS-RETAINING WALL BOULDER ROCK < 1 MTR HIGH	$185.00	M2
modify	CNS-RETAINING WALL BOULDER ROCK > 1MTR HIGH	$225.00	M2
modify	CNS-RETAINING WALL KOPPER LOG 1 TO 2 MTR	$340.00	M2
modify	CNS-RETAINING WALL KOPPER LOG < 1 MTR	$230.00	M2
modify	CNS-RETAINING WALL TIMBER SLEEPER 1 TO 2 MTR	$435.00	M2
modify	CNS-RETAINING WALL TIMBER SLEEPER > 2MTR	$610.00	M2
modify	CNS-RETAINING WALL TIMBER SLEEPERS < 1MTR	$310.00	M2
modify	CNS-SHEDS 3.4M2 ZINCALUME	$1,700.00	EACH
modify	CNS-SHEDS 3X3 COLORBOND	$2,700.00	EACH
modify	CNS-SHEDS 3X3 ZINCALUME	$2,500.00	EACH
modify	CNS-SHEDS 6.8M2 ZINCALUME	$2,300.00	EACH
modify	CNS-SHEDS 6X3 COLOURBOND	$9,500.00	EACH
modify	CNS-SHEDS 6X6 COLOURBOND.	$15,900.00	EACH

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Sub Market Areas

SMA Code/Name	2080:201:INNER CAIRNS RESIDENTIAL		
SMA Description	This SMA comprises all residential properties (with the exception of waterfront residential) for the central Cairns area. The well-established, low lying inner city suburbs of Cairns North, Parramatta Park, Westcourt, Manunda, Manoora and Bungalow are fringed by the suburbs of Edgehill, Mooroobool, Whitfield, Kanimbla and Earlville all of which have elevated components. Major factors affecting this SMA include localities with high percentages of government housing properties and scattered flooding during wet periods. This is offset by the attractiveness of the fringing hillside suburbs with prestigious, elevated parcels boasting ocean view and urban/rural views. The Kanimbla locality remains the residential development hub with the only major development estate.		
Land Use Group(s)	Other:12 Rural Residential:119 Single Unit Residential:11440		
Mass Appraisal Methodology	C:1 F:616 I:10886 M:53 O:15		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	11571		
QRP	37.84%		
Applied Factor(s)	SMA:1.06(616)		
Reference to Basis Sales	2080:201		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	36	92	15
	Kanimbla provides the prestige major land release within the SMA. Properties within this estate were well sought after and most have attractive City outlooks. Sale prices are reflecting preferences for shovel ready building sites in comparison to those for elevated sloping parcels requiring expensive site works. The latest release has reflected increases of 20-25% increasing a basic lot from $230,000 up to $280,000 or about $50,000. During late 2015 and early 2016, there was also a release of land parcels that had no views toward the eastern boundary near Ramsey Drive. These parcels had no views and reflect a rise of 15% increasing from $207,500 up to $237,500. A new release of parcels in Kanimbla will occur in 2019 - these blocks will be smaller with prices anticipated to support the proposed valuations. Residential parcels in "old Cairns" - the flat unattractive suburbs such as Manoora and Mooroobool are achieving minor increases to market parity for new infill lots and parcels with base level housing requiring extensive renovations are performing poorly in the market. Notwithstanding the market wariness of the lower socio-economic localities, premium suburbs such as Edge Hill, Parramatta Park and Cairns North continue to be a dominant market force with strong growth occurring over the past 3 years ranging from 10% to 30%. Changes to values have been made on a piecemeal basis to reflect market preferences.		
General Comments			

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SMA Code/Name	2080:205:CAIRNS ARTERIAL AND SECONDARY COMMERCIAL		
SMA Description	This SMA is locality based and comprises calculated values along the major arterial routes of Mulgrave Road and Sheridan Street. It also comprises all calculated values in Cairns North, fringe CBD properties and the Esplanade frontage residential properties. Two regional shopping centres, Cairns Central and Stockland Earlville are within this SMA as well as a neighbourhood centre DFO. There is a range of zonings -commercial, district centre, Sub regional centre, Residential 3, Tourist and Residential, Industrial and a mix of land uses.		
Land Use Group(s)	Commercial:389 Industrial:42 Multi Unit Residential:242 Other:3 Single Unit Residential:12		
Mass Appraisal Methodology	C:670 F:9 M:9		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	688		
QRP	92.04%		
Applied Factor(s)	SMA:1.05(9)		
Reference to Basis Sales	2080:205		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	5	15	0
	The commercial market has experienced a variety of movement since the previous revaluation, most notably showing a compression of values between the prime suburbs fringing the CBD such as Parramatta Park and Cairns North and the CBD. In general, the balance of commercial lands have experienced slight to negligible growth. In McLeod Street (Cairns North) sale evidence led to values increasing from $525/m² up to $625/m² or an increase of about 19%. Regard was also had to the residential and multi-unit sales evidence in adjoining Parramatta Park some of which was increased by about 50% from $300/m² to $450/m². Increases to value have radiated from the CBD based on property sales. To the south, values were increased by 10% on Mulgrave Road in Parramatta Park from $500 to $550/m². This value change was quite limited in application and as the distance from the CBD increases, the demand or preference for commercial lands diminished. Therefore values were held at the current levels of $425-$450 past the Cairns Showgrounds based on commercial vacancies and lack of suitable sales evidence. Likewise, the strip commercial values along Sheridan Street were increased based on McLeod Street (Cairns North) sale evidence increasing to $625/m² (19%) and the requirement for sensible relativity. These increases ranged from $650/m² (up from $550/m² or 18%) at the CBD boundary; reduced to a 10% increase to the north of Cairns State High School and reverted to a rewrite at $425/m² just prior to Tobruk Aquatic centre. Multi-unit values in the Mixed use and Tourist and Residential zones close to the esplanade also increased by up to 20% secured by the transaction at		

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	the northern sector of the Esplanade of 3510m² for $2,915,000. This is also backed by the sales of residences (about 400m² in area) not on but close to the Esplanade showing market levels of up to 30% higher than the previous issue. A 413m² parcel on Minnie Street for $335,000 of mixed use commercial zoning was also used to support proposed value levels. Alterations to the premium paid for smaller parcels on a pro-rata basis has also occurred which has resulted in an overall relativity change to relativities in Parramatta Park and Cairns North in lots of less than 1000m².
General Comments	

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SMA Code/Name	2080:206:CBD
SMA Description	This SMA is locality based and comprises calculated values with in the Cairns Central Business District. The zoning is City Centre and there is a range of land uses. The premium valuations are located along the Esplanade and water front.
Land Use Group(s)	Commercial:312 Industrial:1 Other:1
Mass Appraisal Methodology	C:313 O:1
Valuation Basis	Site:100.00% Unimproved:0%
Number of Records	314
QRP	110.49%
Applied Factor(s)	
Reference to Basis Sales	2080:206
Rationale	

No. Support Sales	No. Basic Sales	No. Against Sales
3	4	1

The commercial market has experienced a variety of movement since the previous revaluation, most notably showing a compression of values between the prime suburbs fringing the CBD such as Parramatta Park and Cairns North and the CBD.

Within the CBD, high exposure quality retail remains fairly well occupied, in comparison to secondary locations with less exposure, at far higher rates. The proposed construction of three 5 star hotels (one complete) has brought some optimism to the City though this is yet to be evidenced in other market transactions. The company behind the hotel building boom is the Dubai-based Ghassan Aboud Group (GAG). All transactions to acquire these sites have been considered as supporting evidence only. Once constructed these hotels will have a positive effect on the CBD tourist strip. The original sale of one of these sites (2014) to a Cairns purchaser has been used to define the parameters for the 1/10/2018 value levels. Historically, the City is quite tightly held, therefore suitable evidence is limited.

In McLeod Street (Cairns North) sale evidence led to values increasing from $525/m² up to $625/m² or an increase of about 19%. This increase was carried through into the CBD via Sheridan Street where the increase presented at about 15% up to $750/m².
Increases throughout the CBD were graduated to appreciate the variations between the less attractive CBD locations vs “blue chip”. Consequently there is a range of increases from around 5% up to 10% for Esplanade frontage.
Although there was limited suitable sales since the previous revaluation, sales data acquired during 2015 was used to reinforce issued value levels.

Small parcels within the CBD (less than 400m²) were increased considerably to improve relativity with sales evidence in Cairns North and

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	Parramatta Park. Alterations to the premium paid for smaller parcels on a pro-rata basis has also occurred which has resulted in an overall change to relativities in parcels less than 1000m².
General Comments	

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SMA Code/Name	2080:207:SUBURBAN CALCULATIONS INNER CAIRNS		
SMA Description	This SMA is locality based and comprises calculated values generally to the western severance of the major arterial routes of Mulgrave Road and eastern severance of Sheridan Street (excluding those properties in Cairns North). There is a range of zonings -commercial, district centre, Low Medium to Medium Residential and Industrial with a mix of land uses. The predominant land use type is multi-unit residential. The majority of properties in this SMA are of a low-lying, featureless nature.		
Land Use Group(s)	Commercial:193 Industrial:60 Multi Unit Residential:597 Other:26 Single Unit Residential:58		
Mass Appraisal Methodology	C:859 F:9 I:5 M:61		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	934		
QRP	68.10%		
Applied Factor(s)	SMA:1.05(9)		
Reference to Basis Sales	2080:207		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	5	11	2
	This SMA combines commercial, multi-unit and industrial properties in an area bounded to the north-west of Mulgrave Road and Sheridan Street. A variety of market movement has been experienced since the previous revaluation, most notably a compression of values between the prime inner suburb of Parramatta Park and Edge Hill led by the desire for good quality residential and small multi-unit developments. In general, the commercial lands have experienced growth based on the flow-on effect from the multi-unit and residential market. Market demand in Cairns North and Parramatta Park has flowed through to Anderson Street commercial where the sales support an increase of 10% for a standard 1000m² parcel up to $350/m². A 5% increase was applied to Pease street commercial lands which saw an increase in values from $305/m² up to $320/m². Suburban industrial lands in Manunda have been increased by 5% as per market evidence in that sector (refer SMA 208) and Anderson Street sales evidence. Edge Hill however remains “the place to be” with the demand for residential and multi-unit lands pushing up base rates to $500/m² from $385/m²- an increase of about 20%. This was required to ensure that residential values did not exceed the commercial levels. The desire for close or inner suburb living - "walk to the CBD" has pushed residential values in Parramatta Park to $450/m² from a previous base of $300/m² where 800m² lots have been selling for well over $400,000. These sales combined with that of a small 254m² parcel for $200,000 have		

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	reflected increases of between 20% to 50% depending on size and location. Alterations to the premium paid for smaller parcels on a pro-rata basis has also occurred and resulted in an overall change to relativities in Parramatta Park, Cairns North and Edge Hill. In other suburbs, there has been a 5% -10% increase to multi-unit values to match increases to residential values other than for those parts of Manoora heavily occupied by Government housing to which a rewrite of existing value levels has occurred. Premium residential locations such as Whitfield have experienced a slightly greater than 5% increase to mirror the increases occurring in the residential sector and to enable a flow on of relative values from Edge Hill.
General Comments	

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SMA Code/Name	2080:208:AEROGLEN & OLD CAIRNS IND (EAST OF MULGRAVE RD)
SMA Description	This SMA is locality based and comprises calculated values generally to the eastern severance of the major arterial route of Mulgrave road comprising the Cairns Industrial Area. The Airport, Aeroglen Industrial and the City Gates north Industrial area on Sheridan street are also included. There is a range of zonings -commercial, Low/Medium & Medium Density Residential, Strategic Port Land and Industrial with a mix of land uses. The predominant land use type is industrial. The majority of properties in this SMA are of a low-lying, featureless nature.
Land Use Group(s)	Commercial:214 Industrial:940 Multi Unit Residential:80 Other:3
Mass Appraisal Methodology	C:1227 F:2 M:1 O:7
Valuation Basis	Site:100.00% Unimproved:0%
Number of Records	1237
QRP	134.38%
Applied Factor(s)	SMA:1.05(2)
Reference to Basis Sales	2080:208
Rationale	**No. Support Sales** 8 **No. Basic Sales** 11 **No. Against Sales** 3 There has been a variety of movement in the industrial market since the previous revaluation. The market is largely centred on the Woree, Westcourt, Bungalow and Portsmith areas, with isolated pockets at Aeroglen and the Airport. The best evidence for market analysis has been the transaction of vacant parcels within the Woree Industrial Estate (Queensland Government as the Vendor). The current value levels represent that a 5% increase to the market is warranted increasing base rates from $215/m² up to $225/m². A further sale along the major thoroughfare of Comport Street also reflects a 5% change of value increasing levels from $270/m² to $285/m². At the Airport gates industrial area in Cairns North, the difficulty with access has been recognised and value levels have been held at the current levels of $325/m2. Likewise, this rewrite of value levels has been applied to the general aviation section of the Cairns Airport valuations with levels remaining at $275 per square metre. The Cairns Airport lands (on the Domestic terminal side) have had a 5% value increase. This increase follows the general market increase applied to industrial land and reflects the growth of the Cairns Tourism market and consequently the value of business lands within the airport.
General Comments	

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SMA Code/Name	2080:220:WHITE ROCK RESIDENTIAL		
SMA Description	White Rock Residential SMA is centred on the suburb of White Rock and is located about 6 kilometres radially south of the city centre. The SMA is bounded by the Bruce Highway in the west and a large tract of mangrove swamp in the east. White Rock SMA comprises only residential properties from the locality. Older sections of the SMA have a typical allotment size of 800 square metres with more recent subdivision averaging 600 square metres. The SMA comprises a diverse mix of housing with a lot of stock dating from the 1970s and 1980s through to newer construction in the east. Some scope for residential land development remains.		
Land Use Group(s)	Single Unit Residential:1368		
Mass Appraisal Methodology	C:1 I:1366 M:1		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1368		
QRP	8.63%		
Applied Factor(s)			
Reference to Basis Sales	2080:220		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	4	1
	The Frangipanni St and Kowinka St sales are located in 'older' White Rock, where allotments are typically 800m². These sales, in conjunction with another at 41 Yangoora St from 2015 which has not been included in MAST, establish a site value in the order of $152,500, which reflects an increase of 10%. A smaller sale at 162 Progress Rd improved with an old cottage has been analysed and supports the same increase. 29 Hopkins St is located in 'newer' White Rock and is considered to be a low sale despite a lack of recent evidence in these estates. 'Newer' estates have been increased by 5% in line with the vast majority of residential properties in the nearby suburbs of Mt Sheridan, Bentley Park and Edmonton. A typical 600m² lot is now valued at $138,000.		
General Comments			

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SMA Code/Name	2080:221:WOREE - BAYVIEW RESIDENTIAL		
SMA Description	Woree-Bayview Residential SMA is situated 4.7 kilometres radially south-west of the city centre and is based on residential properties within the localities of Woree and Bayview Heights. Development occurred generally from the mid-1960s and into the 1990s, with allotment sizes typically 700 to 800 square metres. Larger elevated blocks with views are located in the west of the SMA.		
Land Use Group(s)	Rural Residential:14 Single Unit Residential:2773		
Mass Appraisal Methodology	C:1 F:482 I:2303 M:1		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	2787		
QRP	17.14%		
Applied Factor(s)	SMA:1.05(482)		
Reference to Basis Sales	2080:221		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	7	2
	SMA 221 comprises established suburbs that are within a 5-7 kilometre radius of the Cairns city centre. As observed elsewhere in the local government area, properties which are well located and in close proximity to the city have seen higher value growth than most other residential areas. For SMA 221, the trend is limited to upper Bayview Heights with value increases up to 15%-20%, with values merging moving down the hill to Woree properties which generally increased by 5%. Sales supporting higher increases in upper Bayview Heights include 95 Marti St (19% to $207,500), 31 Jacana Cl (14% to $265,000) and an older sale at 51 Falcon St (14% to $270,000). Sales within 'Red Hill' estate at Woree include those on Sunbird Dr and Fantail Cl and support an increase of 2.5% for that estate. While no other sales have occurred in Woree outside of 'Red Hill' estate, properties were increased by 5% in line with more similar nearby localities including Mt Sheridan, Bentley Park (SMA 224), lower Mooroobool (pt SMA 208). A standard 700m² allotment in lower Woree is now valued at $165,000 while in upper Bayview Heights, a 700m² parcel will increase to about $212,500.		
General Comments			

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SMA Code/Name	2080:223:FOREST GARDENS RESIDENTIAL		
SMA Description	Forest Gardens Residential SMA comprises residential properties from the residential estate of the same name. The SMA forms part of the Mount Sheridan locality and is situated on the eastern foot slopes of the mountain range 6.8 kilometres south-west of the city centre with views available from more elevated allotments only. Development of the estate began in the mid 1990's and was completed in 2018. Allotments are as small as 350 square metres although are generally between 450 and 600 square metres with larger allotments on steeper slopes. The quality of housing stock is generally above average due to developer imposed building covenants and newer construction styles.		
Land Use Group(s)	Rural Residential:3 Single Unit Residential:1638		
Mass Appraisal Methodology	F:3 I:1638		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1641		
QRP	19.70%		
Applied Factor(s)	SMA:1.05(3)		
Reference to Basis Sales	2080:223		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	3	11	4
	All sales within the SMA are located in the upper areas, with the majority from within the last few stage releases. Sales support an increase of 7.5%. A 600m² allotment in closer proximity to the highway has been valued at about $172,500, while in the more elevated western sections, a 600m² parcel has increased to about $190,000.		
General Comments			

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SMA Code/Name	2080:224:EDMONTON - BENTLEY PARK RESIDENTIAL		
SMA Description	Edmonton-Bentley Park Residential SMA is located 8.5 kilometres radially south- west of the city centre. The SMA encompasses the suburbs of Edmonton, Bentley Park and part of Mount Sheridan. The majority of allotments are between 700 and 800 square metres in area, with newer estates in the west of the SMA comprising average allotments of about 600 square metres. Edmonton and adjoining localities are a focal point for urban growth within the Cairns Regional LGA.		
Land Use Group(s)	Rural Residential:2 Single Unit Residential:8247		
Mass Appraisal Methodology	C:1 F:8137 I:110 M:1		
Valuation Basis	Site:100.00% Unimproved:0.00%		
Number of Records	8249		
QRP	10.96%		
Applied Factor(s)	SMA:1.05(8137)		
Reference to Basis Sales	2080:224		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	14	26	7
	As the largest residential SMA in the southern corridor and being at the centre of the city's growth corridor, a large number of sales have occurred spread across numerous estates. While pricing varies across estates, the sales evidence has generally supported a uniform 5% increase across the SMA. Exceptions to the general increase include 'Mill House' estate, where sales support a 2.5% increase and scattered steeper sloping sites where changes have been made, including reductions, on a site by site basis. Representative sales include: 13 Boonaree Cl, Mt Sheridan 746m² $162,500 4 Azure Ct, Bentley Park 545m² $155,000 28 Hester St, Edmonton 646m² $152,500		
General Comments			

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SMA Code/Name	2080:226:GORDONVALE RESIDENTIAL		
SMA Description	Gordonvale Residential SMA is located about 17.5 kilometres radially south of Cairns city and is centred on residential properties within the long established sugar milling town of Gordonvale. The SMA is divided by the Bruce Highway. In the east is the old township of Gordonvale, where many allotments are the old quarter acre or 1,012 square metres with a mix of sizes down to about 600 square metres. Much of the housing stock in this section is of older timber construction. Urban expansion is located west of the highway where allotments are typically between 600 and 700 square metres. Housing stock here is generally of masonry block construction, with a mix of styles delineated by estates developed in the mid 1990's and then from the mid 2000's.		
Land Use Group(s)	Single Unit Residential:1968		
Mass Appraisal Methodology	F:1889 I:79		
Valuation Basis	Site:100.00% Unimproved:0.00%		
Number of Records	1968		
QRP	18.46%		
Applied Factor(s)	SMA:1.05(1889)		
Reference to Basis Sales	2080:226		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	2	8	2
	Sales generally support an increase of 5%, with sales in the most recent stages supporting 7.5% and providing another 'step' in valuations as they become slightly more elevated. A typical 600m² allotment in 'old' Gordonvale increased 5% to $116,000, while west of the highway in 'Riverstone' estate, a 600m² lot increased 5% to around $127,000.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:228:RUSSELL HEADS		
SMA Description	Russell Heads SMA is located 40 kilometres south east of the Cairns city centre, on the coast, at the mouth of the Russell River. Access is available by boat only, with the nearest boat ramp at Deeral about 6.5 kilometres up river. Many properties are improved with weekender or holiday shacks, although substantial dwellings are present. Power, telephone and a community supplied reticulated water scheme are available with no other services or amenities.		
Land Use Group(s)	Single Unit Residential:53		
Mass Appraisal Methodology	I:53		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	53		
QRP	1.67%		
Applied Factor(s)			
Reference to Basis Sales	2080:228		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	2	0
	Russell Heads is a unique locality on a coastal spit with access by boat only. There are just over 50 issuing valuations, with all being improved. Two improved sale properties have been analysed, with a third sale discarded due to sale circumstances. Analysis of the sales makes due allowance for increased building costs, with all material having to be brought in by barge. Both sales analysed support valuations between about $150,000 and $170,000 and reflect increases of about 30% to 35%. Regard has also been made to absolute beach front sales evidence further to the south at Bramston Beach (SMA 230), which has bitumen access and supports valuations of $300,000.		
General Comments			

Published on TMR RTI Disclosure Log 2009

SMA Code/Name	2080:229:BABINDA - MIRIWINNI TOWNS		
SMA Description	The Babinda-Mirriwinni Towns SMA is located 42.5 kilometres south of the Cairns city centre and 18.5 kilometres north of the town of Innisfail. The SMA comprises all urban properties within the towns of Babinda and Mirriwinni. Babinda is serviced by a State P-12 school, a catholic primary school and hospital. The town has a relatively small commercial precinct, with residential lots generally between 700 and 1,000 square metres. Mirriwinni has a primary school, hotel and a small general store with residential lots ranging from 800 to 1,500 square metres in size.		
Land Use Group(s)	Commercial:34 Industrial:7 Multi Unit Residential:3 Rural Residential:23 Single Unit Residential:586		
Mass Appraisal Methodology	C:3 F:608 I:42		
Valuation Basis	Site:98.00% Unimproved:2.00%		
Number of Records	653		
QRP	24.19%		
Applied Factor(s)	SMA:1.05(608)		
Reference to Basis Sales	2080:229		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	3	6	1
	All sales in the SMA are residential, with 2018 accounting for the highest number of vacant land sales for more than five years. Seven of the sales are in the town of Babinda and support an increase of 5% with an 800m² lot increasing to around $65,000. Of the three Mirriwinni sales, one is east of the Bruce Hwy and supports a 5% increase, while the two west of the highway support an increase of 11.5% (800m², $58,000). Other land uses within the SMA have been increased 5% in line with residential.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:230:BRAMSTON BEACH RESIDENTIAL		
SMA Description	Bramston Beach SMA is located about 54 kilometres south-east of the Cairns city centre. The SMA centres on the sea side village of Bramston Beach. Land use is residential with some properties having absolute beach frontage. Allotments are generally 600 to 800 square metres in size. The locality is serviced by a small shop with a cafe and a motel.		
Land Use Group(s)	Single Unit Residential:142		
Mass Appraisal Methodology	F:142		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	142		
QRP	133.09%		
	Bramston Beach is a small SMA based on an isolated coastal village. While values vary widely depending mainly on beach frontage, the village is considered to be one market.		
Applied Factor(s)	SMA:1.00(142)		
Reference to Basis Sales	2080:230		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	3	0
	The market in Bramston Beach remains static, with two vacant sales and two analysed improved sales supporting no change to existing valuations. Absolute beachfront properties on Evans Rd are valued at about $300,000, while rear lots on Sassafras St are valued at $110,000.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:231:WHITE ROCK - EDMONTON ACREAGE
SMA Description	The White Rock-Edmonton Acreage SMA comprises low density residential estates and larger home sites between the mostly suburban localities of the same names. Allotments in Edmonton are predominantly between 4,000 and 8,000 square metres in size with more diversity in White Rock, which has properties up to about 2 hectares. Reticulated water is available throughout, with sewage available to many properties within White Rock only.
Land Use Group(s)	Rural Residential:332
Mass Appraisal Methodology	F:1 I:331
Valuation Basis	Site:100.00% Unimproved:0%
Number of Records	332
QRP	38.71%
Applied Factor(s)	SMA:1.05(1)
Reference to Basis Sales	2080:231
Rationale	**No. Support Sales** / **No. Basic Sales** / **No. Against Sales** 1 / 5 / 0 The supply of acreage land in the southern corridor in relatively close proximity to the city is restricted to reconfiguration of existing sites into smaller lots, with the scheduled sales coming from examples of this both in White Rock and at Edmonton. White Rock has traditionally been seen as a less desirable location than Edmonton despite closer proximity to the city, with market levels discounted significantly. However recent acreage evidence shows the discount has narrowed considerably with some upward pressure from sales of nearby larger residential sites (SMA 220). Acreage sites at White Rock have been increased by 21% up to a maximum of $50,000 resulting in a standard 4,000m² rising to about $295,000. At Edmonton and the few sites in Mt Sheridan and Bentley Park, sales support a dollar increase of $10,000 so that a 4,000m² lot is now valued at about $320,000.
General Comments	

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RTI Act 2009

SMA Code/Name	2080:233:GORDONVALE ACREAGE ESTATES		
SMA Description	Gordonvale Acreage Estates SMA focuses on low density residential properties located south-west of the town of Gordonvale. The majority of properties are about 4,000 or 8,000 square metres in area, with larger properties situated along the mountain foot slopes. Reticulated water is available, with no sewage.		
Land Use Group(s)	Rural Residential:389		
Mass Appraisal Methodology	F:314 I:75		
Valuation Basis	Site:98.00% Unimproved:2.00%		
Number of Records	389		
QRP	12.37%		
Applied Factor(s)	SMA:1.03(314)		
Reference to Basis Sales	2080:233		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	1	0
	As a relatively small and established SMA, few vacant land sales occur. The scheduled sale is from late 2015, with no more recent vacant evidence available. The sale supports a dollar increase of $10,000 equating to 5% in the case of the sale. A regular 4,000m² site is increasing to $247,500. Regard has been made to sales evidence and increases for acreage land at Edmonton (pt SMA 231, $10,000) and Goldsborough (SMA 234, 5%) as well as residential land at Gordonvale (SMA 226, 5%).		
General Comments			

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RTI Act 2009

SMA Code/Name	2080:234:GOLDSBOROUGH VALLEY ACREAGE ESTATES		
SMA Description	Goldsborough Valley Acreage Estates SMA comprises low density residential acreage properties primarily within the locality of Goldsborough with a small estate in nearby Little Mulgrave. The majority of properties are about 4,000 square metres in area. Elevated parcels achieve rural views up or down the valley, with elevation generally increasing in the south. Reticulated water is available, with no sewage.		
Land Use Group(s)	Rural Residential:388		
Mass Appraisal Methodology	F:385 I:3		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	388		
QRP	23.88%		
Applied Factor(s)	SMA:1.05(385)		
Reference to Basis Sales	2080:234		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	2	3	1
	Developer stocks within 'Goldsborough Valley' estate have now been exhausted, with new lots coming online in late 2018 within 'Goldsborough Valley Views' estate. While most lots in this SMA are similar at around 4,000m², prices can vary considerably depending on site characteristics such as site usability, slope and views. Sale volumes have fallen in 2018, a trend occurring in other SMA's, although a lack of available stock has been a contributing factor in this. The sales support an increase of 5%, with lower and upper quartile valuations of $160,000 and $202,500 respectively.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:235:EDMONTON - GORDONVALE HOME SITES		
SMA Description	Edmonton-Gordonvale Home Sites SMA is centred on rural localities between the towns of Edmonton and Gordonvale. The SMA comprises only the residential home sites which are scattered throughout the sugar cane farm dominated localities. Properties range in size from about 4,000 square metres and up to about 10 hectares.		
Land Use Group(s)	Rural Residential:271 Single Unit Residential:1		
Mass Appraisal Methodology	F:266 I:6		
Valuation Basis	Site:31.00% Unimproved:69.00%		
Number of Records	272		
QRP	61.26%		
	Edmonton-Gordonvale Home Sites SMA comprises scattered rural home sites with diverse characteristics and which vary significantly in area and value. The properties cannot appropriately be put into an SMA which meets the QRP standard.		
Applied Factor(s)	SMA:1.05(266)		
Reference to Basis Sales	2080:235		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	7	1	1
	Only five property sales have been scheduled, however duplication has occurred as a result of how QSAS and MAST deal with properties with a Rural PVM an UV analysis. As a site analysis is not required for the Rural PVM properties, and a dummy existing notional value ($10) has been entered into QSAS to highlight that a complete Site analysis has not been undertaken. MAST sales statistics are within acceptable standards when the duplicates are disregarded (COD 6.9%, MVP 94.5%, PRD 100.3%). Drawing from a relatively small SMA, sale volumes are generally low. Reviewing only the unimproved analyses, one sale is basic, with two applied between 85%-90% and supporting a 5% increase.		
General Comments			

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FINAL 2009

SMA Code/Name	2080:236:EAST TRINITY HOME SITES		
SMA Description	East Trinity Home Sites SMA is located 1.2 kilometres radially east of the Cairns city centre, although is between 30 to 44 kilometres by road from the city centre and encompasses the localities of East Trinity and Glen Boughton. The SMA comprises home sites ranging from 600 square metres to 100 hectares in a combination of rural and coastal settings.		
Land Use Group(s)	Rural Residential:84 Single Unit Residential:68		
Mass Appraisal Methodology	F:110 I:42		
Valuation Basis	Site:82.00% Unimproved:18.00%		
Number of Records	152		
QRP	48.75%		
Applied Factor(s)	SMA:1.00(110)		
Reference to Basis Sales	2080:236		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	3	6	1
	East Trinity home sites is a relatively small SMA where lengthy selling periods are often required and volatility in sales prices has been ongoing. Reliability of sales evidence continues to be mixed, with vendor circumstances a driving factor. Excluding the (dummy) site analysis for sale id 255884, the MAST sales statistics are all within acceptable standards (COD 9.7%, MVP 97.3%, PRD 101.8%). Most of the sale properties are located along the coastal strip and support existing valuations. Two sales have been scheduled in the rural locations to the south of the coastal strip. The sales prompted a review of valuations in this area with most properties increased by around 5% with increases ranging from 0% to 25%. SMA 235 (Edmonton- Gordonvale RHS) adjoins in the south, with those sales and the SMA increase of 5% also supporting the increase in the southern rural section.		
General Comments			

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RTI Act 2009

SMA Code/Name	2080:237:ALOOMBA-FISHERY FALLS & UPPER MULGRAVE HOME SITES		
SMA Description	Aloomba-Fisher Falls and Upper Mulgrave Home Sites SMA is situated in localities south and south-west of the more central Edmonton to Gordonvale area. Localities include Aloomba and Fisher Falls to the south and Little Mulgrave and Goldsborough to the south-west. The SMA comprises rural home sites located outside of established acreage estates. Properties have diverse characteristics including large variation in size.		
Land Use Group(s)	Rural Residential:202 Single Unit Residential:65		
Mass Appraisal Methodology	F:266 M:1		
Valuation Basis	Site:39.00% Unimproved:61.00%		
Number of Records	267		
QRP	76.58%		
	Aloomba-Fishery Falls and Upper Mulgrave Home Sites SMA comprise scattered rural home sites with diverse characteristics which vary significantly in area and value. The properties cannot appropriately be put into an SMA which meets the QRP standard.		
Applied Factor(s)	SMA:1.05(266)		
Reference to Basis Sales	2080:237		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	1	0
	No recent vacant sales have been recorded in the SMA with one older sale scheduled which supports an increase of 5%. Adjoining SMAs including SMA 235 (Edmonton/Gordonvale RHS) to the north and SMA 238 (Deeral/southern localities RHS) to the south have also increased by 5%.		
General Comments			

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SMA Code/Name	2080:238:DEERAL - SOUTHERN LOCALITIES HOME SITES		
SMA Description	Deeral-Southern Localities Home Sites SMA falls across all localities from the village of Deeral in the north to the southern reaches of the Cairns Regional LGA. The SMA comprises all residential home sites outside of the established urban areas of Babinda, Mirriwinni and Bramston Beach. The home sites are scattered throughout the rural areas and have diverse characteristics.		
Land Use Group(s)	Rural Residential:441 Single Unit Residential:19		
Mass Appraisal Methodology	F:414 I:46		
Valuation Basis	Site:14.00% Unimproved:86.00%		
Number of Records	460		
QRP	80.70%		
	Deeral-Southern Localities Home Sites SMA comprises predominantly scattered rural home sites with diverse characteristics and which vary significantly in area and value. The properties cannot appropriately be put into an SMA which meets the QRP standard.		
Applied Factor(s)	SMA:1.05(414)		
Reference to Basis Sales	2080:238		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	13	4	1
	Eleven property sales have been recorded, however duplication has occurred in the schedule as a result of how QSAS and MAST deal with properties with a Rural PVM and UV analysis. As a site analysis has not been completed for these Rural PVM properties, a dummy existing notional value has been entered into QSAS to highlight that a complete Site analysis has not been undertaken. Having regard to the relevant PVM analyses only, MAST sales statistics are all within the acceptable standards (COD 9.6%, MVP 91.4%, PRD 101.2%). The sales broadly support an increase of 5%, although identified that relativity adjustments were necessary, with properties particularly at the base of the mountain ranges west of Mirriwinni and at Bramston Beach increased on a site by site basis up to about 35%.		
General Comments			

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RTI Act 2009

SMA Code/Name	2080:240:WOREE MULTIUNIT		
SMA Description	Woree Multiunit SMA comprises multiunit properties within the locality of Woree. The vast majority of properties are between 700 and 2,800 square metres in area and have a zoning of 'Medium Density Residential.		
Land Use Group(s)	Multi Unit Residential:104		
Mass Appraisal Methodology	C:104		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	104		
QRP	28.44%		
Applied Factor(s)			
Reference to Basis Sales	2080:240		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	1	0
	The market for multi unit development sites remains subdued, although there has been some recent activity with the development of small scale projects comprising 3-4 units. One older sale within Woree has been scheduled and supports an increase of base rates by 10% to $220/m². Additionally, adjoining 708m² vacant parcels have reportedly sold in one transaction at Sondrio St, Woree which supports the new level. Regard has also been made to multi unit sales at Edmonton (SMA 241), with sales at Armstrong St, and Marr St supporting the same base rate as Woree.		
General Comments			

Published on ENRPE Disclosure Log
RTI Act 2009

SMA Code/Name	2080:241:SOUTHERN CORRIDOR MULTIUNIT		
SMA Description	Southern Corridor Multiunit SMA comprises all multiunit valuations from White Rock in the north to Gordonvale in the south. Most properties are zoned 'Medium Density Residential' with some lesser zoned land in White Rock and Gordonvale. The majority of properties are between 1,000 square metres and just over 4,000 square metres.		
Land Use Group(s)	Multi Unit Residential:80		
Mass Appraisal Methodology	C:80		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	80		
QRP	86.96%		
Applied Factor(s)	Not applicable – Southern Corridor Multi unit is not a factored SMA.		
Reference to Basis Sales	2080:241		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	2	2	0
	The market for muli unit development sites remains subdued, although there has been some recent activity with the development of small scale projects comprising 3-4 units. Keys sales for the SMA include two roughly 1,000m² parcels at Armstrong St (240/m²) and Marr St ($219/m²). Armstrong St is at a higher rate due to its corner location. Larger sites on the Bruce Hwy also support the increase, although 47 Bruce Hwy at a lower application with the site purchased for use as a veterinary clinic.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:242:SOUTHERN CORRIDOR COMMERCIAL		
SMA Description	Southern Corridor Commercial SMA comprises all commercial valuations in localities from Bayview Heights in the north and Gordonvale in the south. The majority of properties are located in the towns of Edmonton and Gordonvale while the SMA also includes suburban shops and shopping centres.		
Land Use Group(s)	Commercial:106		
Mass Appraisal Methodology	C:106		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	106		
QRP	115.69%		
Applied Factor(s)	Not applicable - Southern Corridor Commercial is not a factored SMA.		
Reference to Basis Sales	2080:242		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	2	3	0
	203 and 197 Bruce Hwy are located on the highway service road to the north of the Mill Rd intersection. Both sales support the existing base rate of $255/m², although allowance is made in the valuations of these sites due to their inferior location. 69 Thompson Rd and the Mill Rd aggregation are located at or near to the Bruce Hwy intersection and support the existing base rate in this location of $330/m², although at a low application for the Mill Rd sale. Further to the south at Gordonvale, the 42 Riverstone sale supports an increase in commercial valuations of 5%. Base rates within the town range from $175/m² to $205/m², with the higher rate applying to properties in the town centre. Additionally, commercial values in Gordonvale are underpinned by residential values which have also increased by 5%.		
General Comments			

Published on DNRME Disclosure Log RTI Act 2009

SMA Code/Name	2080:243:SOUTHERN CORRIDOR INDUSTRIAL		
SMA Description	Southern Corridor Industrial SMA includes industrial valuations located in Cairns southern corridor with the majority situated in the localities of Edmonton and Bentley Park and a smaller cluster at Gordonvale. The greater majority of properties are between 1,000 and 3,000 square metres in size.		
Land Use Group(s)	Industrial:149 Other:8		
Mass Appraisal Methodology	C:157		
Valuation Basis	Site:100.00% Unimproved:0.00%		
Number of Records	157		
QRP	65.63%		
Applied Factor(s)	Not applicable - Southern Corridor Industrial is not a factored SMA.		
Reference to Basis Sales	2080:243		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	5	6	0
	All sales are located in the industrial precincts at Edmonton and Bentley Park which are separated only by the Bruce Highway. The sales support existing valuations, which have a base rate of $200/m². No sales occurred at Gordonvale, with values there also unchanged in line with Edmonton industrial.		
General Comments			

Published on DTMR Disclosure Log
RTI Act 2009

SMA Code/Name	2080:250:MULGRAVE PRIMARY PRODUCTION		
SMA Description	Mulgrave Primary Production SMA comprises all farming land valuations situated between the localities of Yorkeys Knob in the north and Fishery Falls in the south. The area correlates to the historical Mulgrave mill area. The vast majority of properties are used for sugar cane farming. Other minor uses include grazing, nurseries and orchards.		
Land Use Group(s)	Primary Production:328		
Mass Appraisal Methodology	C:319 F:5 O:4		
Valuation Basis	Site:0.00% Unimproved:100.00%		
Number of Records	328		
QRP	97.84%		
	Not applicable - Mulgrave Primary Production is not a factored SMA.		
Applied Factor(s)	SMA:1.25(5)		
Reference to Basis Sales	2080:250		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	4	4	1
	Due to a relatively small number of issuing valuations and properties being tightly held, recent market evidence is generally sporadic. In order to have a broader range of evidence to consider, it has been necessary to have regard to older evidence with scheduled sales dating back to 2015. Key sales include: 758 Pine Creek Rd, Green Hill comprising 40.8 ha of second and third class country with balance land and analysing to $12,220/ha. Chamberlain Rd, Aloomba comprising 25.86 ha of predominantly flooded lower terrace which analysed to $10,540/ha. Moller Rd, Aloomba comprising 30.67 ha of mostly second and third class country and analysed to $10,950/ha. The sales support base rates dependent on quality of land ranging from $9,000/ha to $15,000/ha, with flooded terraces between $7,000/ha and $8,000/ha. With respect to size, valuations calculating to less than $350,000 are subject to an allowance for size.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:251:BABINDA PRIMARY PRODUCTION		
SMA Description	Babinda Primary Production SMA comprises all farming land valuations situated between the village of Fishery Falls and the southern boundary of the Cairns Regional LGA. The area correlates to the historical Babinda mill area. The vast majority of properties are used for sugar cane farming. Other minor uses include grazing, bananas and tropical fruit orchards.		
Land Use Group(s)	Primary Production:224		
Mass Appraisal Methodology	C:224		
Valuation Basis	Site:0.00% Unimproved:100.00%		
Number of Records	224		
QRP	47.33%		
Applied Factor(s)			
Reference to Basis Sales	2080:251		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	6	6	1
	Sale volumes within the SMA have been higher than usual including a large number of sales in the locality of Bartle Frere. Despite this, sales dating to 2016 have been referred to, representing a broad range of land types and locations. Key sales include: Bartle Frere Rd, Bartle Frere comprising 21.53 ha of freehold land being mostly second class land and analysing to $5,935/ha. Bartle Frere Rd, Bartle Frere comprising 45.6 ha of mostly second class land, which analysed to $4,725/ha. Booth Rd, Mirriwinni comprising 269.5 ha of flood prone third class land, analysing to $2,050/ha and generally setting a lower threshold of value. The sales support base rates determined on quality of land ranging from $2,650/ha to $5,750/ha. With respect to size, valuations calculating to less than $240,000 are subject to a positive allowance for size.		
General Comments			

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SMA Code/Name	2080:252:SOUTHERN CORRIDOR ENGLOBO		
SMA Description	Southern Corridor Englobo SMA includes all lands valued on an englobo basis south from the locality of White Rock including the southern reaches of the LGA.		
Land Use Group(s)	Other:52		
Mass Appraisal Methodology	C:51 M:1		
Valuation Basis	Site:96.00% Unimproved:4.00%		
Number of Records	52		
QRP	133.51%		
Applied Factor(s)	Not applicable - Southern Corridor Englobo is not a factored SMA.		
Reference to Basis Sales	2080:252		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	4	0
	The market for residential englobo parcels remains subdued, with the residential land market considered to be supressing value growth. Allotment prices have seen some improvement since the last revaluation, although sales rates have been in decline. Impediments around obtaining finance approval is also believed to be impacting on the market. Sales evidence to include within a reliable basis of valuation has been very limited, with more recent sales tainted by party or sale circumstances. The sales included in the schedule, while older, are considered to be representative of the current market and support existing valuations. A 10 hectare property at Edmonton, which is commonly subdivided into mixed size allotments from 450m² to 600m², will be valued in the order of $275,000/ha.		
General Comments			

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SMA Code/Name	2080:259:CAIRNS ISLANDS		
SMA Description	Comprises Fitzroy, Green and Double Islands.		
Land Use Group(s)	Commercial:4 Industrial:1 Single Unit Residential:1		
Mass Appraisal Methodology	F:6		
Valuation Basis	Site:83.00% Unimproved:17.00%		
Number of Records	6		
QRP	77.09%		
	Properties comprise a small number of properties on local islands and are appropriately included in one SMA.		
Applied Factor(s)	SMA:1.00(6)		
Reference to Basis Sales	2080:259		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	0	0
	Island valuations are considered to remain unchanged.		
General Comments			

Published on DNRME Disclosure Log
RTI Act 2009

SMA Code/Name	2080:260:PALM COVE, CLIFTON BEACH RES		
SMA Description	Palm Cove and Clifton Beaches are the two northernmost residential suburbs of the northern beaches located approximately 20 -24 radial kilometres north, north west of the Cairns CBD. Palm Cove to the east of the Highway has a tourist/commercial focus with numerous holiday accommodation apartments as well as the large Novotel complex and Golf Course which has been subdivided by community titles schemes into small residential lots. Single unit residential development predominates at Clifton Beach and to the west of the highway at Palm Cove.		
Land Use Group(s)	Single Unit Residential:1459		
Mass Appraisal Methodology	C:1 F:1382 I:76		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1459		
QRP	28.43%		
Applied Factor(s)	SMA:1.00(642) CAT:CLI01:1.07(723) EXC:O260:1.05(17)		
Reference to Basis Sales	2080:260		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	19	23	3
	At Palm Cove, resales of sites in the older parts of the Argentea development supported a rewrite. A standard 600m² lot remains at $265,000 - $270,000 Sales in the new Argentea development support a 10% increase, with a 600m² lot now being valued at $310,000. The limited sales evidence in the balance of Palm Cove (east of the highway), supports a rewrite in general, and a standard 800m² remains at $310,000. A couple of relativity adjustments were required, namely an increase in values of small lots (350-400m²) of up to 20%, and a decrease in value for sites in Latania Close. Sales evidence west of the highway supported a rewrite. Clifton Beach is predominately fully developed. The majority of sales occurred in the small Onyx Street development. There was a small scattering of sales throughout the balance of Clifton Beach, with sales reaching the high $300,000 range. Given that there are improved residential sales still selling below $400,000, these sales were deemed high against the improved market. Based on the available evidence a $15,000 premium per lot was applied, equating to about 5-7% increase per lot. A typical 800m² lot is now valued in the order of $240,000 to $290,000 pending on location.		
General Comments			

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SMA Code/Name	2080:262:KEWARRA, TRINITY BEACH, TRINITY PARK RES		
SMA Description	Kewarra Beach, Trinity Beach and Trinity Park are predominantly single unit residential beachside suburbs located approximately 15 - 22 radial kilometres north, north west of the Cairns CBD.		
Land Use Group(s)	Single Unit Residential:5270		
Mass Appraisal Methodology	C:1 F:3872 I:1397		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	5270		
QRP	14.81%		
Applied Factor(s)	SMA:1.05(2171) CAT:KEW01:1.00(1701)		
Reference to Basis Sales	2080:262		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	21	125	5
	Kewarra Beach The majority of sales occurred within the Panguna Estate on the western side of the highway and a sale of a single site, which sold twice in the period on the eastern side of the highway. The sales evidence supports a rewrite of existing levels. Some relativity adjustments were implemented particularly for small sites to improve relativity. A typical 800m² lot in the older established areas of Kewarra Beach east of the highway is now valued at $222,500, whilst a 800m² lot west of the highway is valued at $215,000, and a 700m² lot in the new Panguna Estate is valued at $217,500 Trinity Beach, Trinity Park and Smithfield Village Sales in this sector predominately comprise of developer sales from Bluewater Estate, Elysian, Debbie Street development, and Smithfield Village. Sales in these active subdivisions support an increase of 5%. Sites in newer estates are typically smaller than that of older estates Older parts of Trinity Beach were increased 10%, although there is limited sales evidence in this locality (single sale supporting 10%), the increase is considered appropriate so as to improve relativity between Kewarra Beach and Trinity Beach. A typical 800m² allotment in older parts of Trinity Park is now valued at $212,500. Older parts of Trinity Park increased 5%, supported by sales in the locality. A typical 800m² is now valued at $200,000.		
General Comments			

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SMA Code/Name	2080:265:SMITHFIELD, CARAVONICA RES
SMA Description	Smithfield is an established residential suburb located approximately 12 radial kilometres north of the Cairns CBD. A typical residential allotment in the SMA is near level with no views. Residential expansion in the SMA is predominately located at Canopy's Edge being the main source of vacant land stock in the locality. James Cook University is located within this SMA, other land uses include multiunit, commercial, industrial, and a retail shopping centre. Caravonica (INC.Lake Placid) is an established residential suburb located approximately 11 radial kilometres north-west of the Cairns CBD. This locality adjoins Smithfield to the south and Barron River to the north. The predominant land use is single unit residential with surrounding land uses being englobo, commercial and large home sites. It has one active residential subdivision in "Red Peak Estate", which provides elevated and non-elevated allotments generally greater than 600m². Scattered low-lying areas within Caravonica are subject to flooding during wet periods.
Land Use Group(s)	Rural Residential:2 Single Unit Residential:2364
Mass Appraisal Methodology	C:1 F:2029 I:336
Valuation Basis	Site:100.00% Unimproved:0.00%
Number of Records	2366
QRP	23.68%
Applied Factor(s)	SMA:1.10(1405) CAT:CAR01:1.05(624)
Reference to Basis	2080:265
Sales	

No. Support Sales	No. Basic Sales	No. Against Sales
2	24	1

Rationale

Smithfield
Canopy Edge Estate sales supports a 5% increase for the development, increasing a standard 600m² lot in the development on the flats by $10,000 to $220,000.

In older parts of Smithfield and North Point Estate a 10% increase has been applied supported by the limited sales evidence in the locality. A typical 800m² allotment in older parts of Smithfield has now increased approximately $20,000 to $210,000 - $217,500,

Some reductions were implemented, however these comprised of steeply sloping vacant allotments which are not deemed attractive in the market place due to high construction costs.

Caravonica
At Caravonica, Red Peak Estate was increased 5% having regard to sales in the locality, with the exception of highly elevated sites (Orana St and

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	Akame Av) which were rewritten. Relativity along parts of Aroona Street was reviewed due to site works. Some relativity adjustments were also implemented within the estate to improve the relativity between 800m² lots and smaller sites. A typical 600m² allotment is now valued at abt $207,500 whilst an 800m² site is value at abt $230,000. Older Caravonica was increased 5% due to low sale prices of improved properties, as improved sales under $300,000 still occur in the area. A typical 800m² allotment is now valued at $172,500-$185000 in the locality.
General Comments	

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SMA Code/Name	2080:267:YORKEYS, MACHANS, HOLLOWAYS RES AND RURAL RES
SMA Description	Yorkeys Knob is a residential suburb of the Cairns Northern Beaches approximately 13 radial kilometres north of the Cairns CBD. The predominant land use is single unit residential. Residential properties range from standard non-elevated residences to elevated larger sites with good coastal and ocean views. Machans and Holloways Beach are beach side residential suburbs approximately 8 - 11 radial kilometres north of the Cairns CBD. The predominant land use is single unit residential. Due to the long established nature of these three beach suburbs the SMA has very limited vacant land stocks available.
Land Use Group(s)	Rural Residential:33 Single Unit Residential:1600
Mass Appraisal Methodology	F:1619 I:10 M:4
Valuation Basis	Site:98.00% Unimproved:2.00%
Number of Records	1633
QRP	10.14%
Applied Factor(s)	SMA:1.07(1031) CAT:YOR01:1.10(588)
Reference to Basis Sales	2080:267

No. Support Sales	No. Basic Sales	No. Against Sales
1	6	0

Rationale

Yorkeys Knob, Holloways Beach and Machans Beach are near fully developed suburbs, as such sales evidence is scarce.

Having regard to the available evidence, Yorkeys Knob was increased by a cash premium of $25,000 per lot. This equates to a 13-16% increase and brings a typical 800m² site to about $207,500.

Sales at Machans Beach supported a $15,000 premium per lot. This equates to a 9% increase and a land value for a typical 800m² to $185,000-$192,500.

There were no sales at Holloways Beach. A $15,000 per site premium was applied to Holloways Beach in line with Machans Beach. A (notional) 800m² at Holloways Beach is now valued in the order of $180,000 - $200,000.

General Comments

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SMA Code/Name	2080:270:KAMERUNGA, REDLYNCH, REDLYNCH VALLEY RES		
SMA Description	Redlynch is an established residential suburb located approximately 9 radial kilometres west, north-west of the Cairns CBD. The SMA vacant land stocks available are increasingly diminishing with the completion of Redlynch Valley Estate, The Pocket and Redlynch Central. Springbrook remains the only active subsivision. Residential properties range from standard non-elevated residences to elevated larger home site allotments with good coastal and ocean views. The locality is well supported with services in the area including a retail shopping centre comprising majors, fast food establishments and specialty retail stores; schools as well as a variety of commercial and industrial premises. Redlynch Valley is an established residential suburb located approximately 6 radial kilometres south of Redlynch, with only one active developer – Redlynch Valley Estate. Residential properties range from standard non-elevated residences to elevated larger home site allotments with good mountain and valley views. Redlynch Valley is predominately a residential area with minimal commercial development in the locality. Rural residential and englobo allotments are also in the vicinity. Kamerunga is located north and north west of Redlynch and is bordered by the Barron River to the north. The majority of the locality is located within Q100 flood area and is subject to flooding from the Barron River during wet periods. Flooding risks to the locality is considered to influence values.		
Land Use Group(s)	Single Unit Residential:2974		
Mass Appraisal Methodology	C:1 F:2154 I:819		
Valuation Basis	Site:100.00% Unimproved:0.00%		
Number of Records	2974		
QRP	16.28%		
Applied Factor(s)	SMA:1.05(2154)		
Reference to Basis Sales	2080:270		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	15	40	2
	Redlynch Majority of sales evidence comes from developer sales in The Pocket, Springbrook Estate, Redlynch Central, and Redlynch Valley. Sales supported a 5% increase overall. Some relativity adjustments for smaller lots in 'The Pocket' were required. Sites south of Shaws Road (excluding Redlynch Valley) were increased 7.5% to improve relativity. Other relativity adjustments were also applied where warranted. A typical 600m² site at Redlynch Central is now valued at $227,500, whilst an 800m² lot south of Shaws Road is valued at $235,000.		

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	Kamerunga. Limited sales evidence supports a 5% increase, maintaining relativity with Redlynch and Caravonica. Relativity adjustments were made where required. An 800m² site is now valued in the order of $200,000 (south east of the school).
General Comments	

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SMA Code/Name	2080:274:REDLYNCH, REDLYNCH VALLEY, KAMERUNGA, RURAL RES		
SMA Description	Rural residential properties are predominately located along the western boundary of Redlynch off Harvey and Robb Roads; and in various subdivisions off Redlynch Intake Road heading south through Redlynch Valley. Sites are predominately in the order of 4000 – 8000m² and range from near level to moderately sloping. Larger allotments (>8000m²) generally comprise of steep hillslope allotments with limited usable area. Mountain/valley views are available from some sites. Sewerage is not connected to the majority of sites. There are a limited number of rural residential properties in Kamerunga.		
Land Use Group(s)	Rural Residential:497 Single Unit Residential:11		
Mass Appraisal Methodology	C:1 F:403 I:96 M:8		
Valuation Basis	Site:99.00% Unimproved:1.00%		
Number of Records	508		
QRP	21.15%		
Applied Factor(s)	SMA:1.13(367) EXC:B274:1.10(17) EXC:G274:1.00(10) EXC:K274:1.05(9)		
Reference to Basis Sales	2080:274		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	16	1
	In SMA 274, smaller rural residential lots up to about 3000m² (eg. Bellemere Lane, Java Close) were increased 10%. Larger sites in Redlynch were given a cash premium of $60,000 per lot which generally resulted in a 10-15% increase. Sites at Giauca Street, large mountain ridge lots, and sites in the most southern extremity of Redlynch (eg. Cascades Dve/ Frond Close) were rewritten. A standard 4000m² allotment is now typically valued between $450,000 - $480,000.		
General Comments			

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SMA Code/Name	2080:277:FRESHWATER, STRATFORD, AEROGLEN RES AND RURAL RES		
SMA Description	Freshwater and Stratford are established residential suburbs with limited vacant land stocks. Predominately a single unit residential area with a scattering of rural residential properties (and multi unit developments). The suburbs have a 'village' feel and historically have been favoured residential localities with the major factor driving values being its relatively close proximity to the Cairns CBD, limited government housing and good surrounding infrastructure and services. Aeroglen is an established inner city SMA with limited vacant land stock. The predominant land uses in the suburb are residential and industrial with other scattered land uses including large home-sites and commercial. Major factors affecting residential values within this SMA include noise exposure to the Cairns international and domestic airport terminals, competing land uses and scattered flooding during wet periods particularly within the industrial precinct.		
Land Use Group(s)	Rural Residential:48 Single Unit Residential:1130		
Mass Appraisal Methodology	C:1 F:1002 I:172 M:3		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1178		
QRP	16.33%		
Applied Factor(s)	SMA:1.10(1002)		
Reference to Basis Sales	2080:277		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	2	2	1
	The limited sales evidence in Freshwater and Stratford supports a 10% increase in the locality. Some relativity adjustments were applied. A standard 800m² allotment is now valued between $255,000 and $285,000. Aeroglen was increased 10% to maintain relativity. A standard 800m² allotment is now valued in the order of $190,000.		
General Comments			

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SMA Code/Name	2080:281:BRINSMEAD RES AND RURAL RES		
SMA Description	Brinsmead is an established residential suburb with limited vacant land supply available. The predominant land use in the suburb is single unit residential with limited other land uses including large home sites, multiunit commercial, industrial and englobo. The majority of residential properties are standard slightly elevated residences. The Parkridge Estate located on the eastern border of the SMA adjoining Whitfield is an elevated residential development providing executive residential allotments with exceptional city and ocean views. Historically this SMA has been regarded as a favoured residential locality with the major factor driving values being its relatively close proximity to the Cairns CBD, limited government housing and good surrounding infrastructure and services.		
Land Use Group(s)	Rural Residential:57 Single Unit Residential:1954		
Mass Appraisal Methodology	F:1815 I:195 M:1		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	2011		
QRP	12.20%		
Applied Factor(s)	SMA:1.10(1758) EXC:R281:1.05(57)		
Reference to Basis Sales	2080:281		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	15	0
	Brinsmead is an established suburb, in which a small subdivision of 15 lots was brought to the market in late 2017. The sites have moderate elevation with restricted valley outlook and supported a 25% increase. Outside of the subdivision, there was a single sale at Barclay Rd supporting the general applied factor of 10%, ocean view sites at The Peak supported 5%, whilst valley facing views at The Peak supports a 35% increase. In the main a factor of 10% was applied bringing a standard 800m² site to $220,000 - $230,000. View sites were increased based on view and location. Ocean view sites at The Peak are now valued $465,000 to $600,000 depending on view. There were two rural residential sales in Brinsmead over the period supporting a 5% increase. Rural residential sites in Brinsmead comprise of vegetated hillslope sites with limited usability. The majority of sites are valued between $300,000 and $390,000.		
General Comments			

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SMA Code/Name	**2080:282:ALL NB TO CARAVONICA RURAL RES EXCL YORK,MACH,HOLL**		
SMA Description	This SMA contains large residential lots above 3000 m² from the Barron River north to Palm Cove (but excluding the larger lots in the Yorkeys, Holloways and Machans Beach localities). Most of the lots are located on the western side of the Captain Cook Highway and range from steep hill slopes to a gently sloping/near level lots. There are approximately 580 issuing properties in total.		
Land Use Group(s)	Rural Residential:570 Single Unit Residential:12		
Mass Appraisal Methodology	F:463 I:110 M:9		
Valuation Basis	Site:99.00% Unimproved:1.00%		
Number of Records	582		
QRP	17.28%		
Applied Factor(s)	SMA:1.00(463)		
Reference to Basis Sales	2080:282		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	4	9	1
	There was a mix of sales evidence in this SMA, supporting a rewrite overall. The exception is Panguna Street at Trinity Beach where sales supported a cash premium of $50,000 per lot for the locality. Standard rural residential sites at Smithfield were also increased $20,000 per lot so as to keep levels above that of Panguna Street, which is considered an inferior location.		
General Comments			

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SMA Code/Name	2080:285:ALL NB BEACHFRONT		
SMA Description	This SMA includes all beachfront single unit residential allotments from Machans Beach to Buchan Point. Whilst the majority front a formed road between the allotment and the beach there are absolute beach frontage sites in existence at Cinderella St, Machans Beach; Hibiscus Lane, Holloways Beach; Peacock St, Trinity Beach; Kewarra St, Kewarra Beach and cliff-top sites at Yorkeys Knob and Buchan Point.		
Land Use Group(s)	Single Unit Residential:309		
Mass Appraisal Methodology	F:186 M:123		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	309		
QRP	40.40%		
Applied Factor(s)	SMA:1.00(186)		
Reference to Basis Sales	2080:285		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	0	4	0
	Limited sales evidence supported a rewrite overall. A few relativity adjustments were made as required. The sale at 17 Dowsett Close was reduced in line with the sale price as investigations revealed issues with the site.		
General Comments			

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SMA Code/Name	2080:286:TRINITY PARK CANAL RES		
SMA Description	Canal frontage lots at the Bluewater Marina in Trinity Park about 15 radial kilometres north of the Cairns CBD.		
Land Use Group(s)	Single Unit Residential:148		
Mass Appraisal Methodology	F:148		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	148		
QRP	22.73%		
Applied Factor(s)	SMA:1.00(148)		
Reference to Basis Sales	2080:286		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	3	9	2
	Majority of the sites in the marina are now developed. Sales are all private resales, majority of which support current levels.		
General Comments			

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SMA Code/Name	2080:290:ALL NB ENGLOBO CALC		
SMA Description	The SMA comprises englobo properties from Brinsmead to Palm Cove. Properties range from 2023m² sites in Trinity Beach up to 167 hectare aggregations (part subdivisional, part Conservation zoned) in Caravonica.		
Land Use Group(s)	Other:82 Single Unit Residential:1		
Mass Appraisal Methodology	C:78 F:1 O:4		
Valuation Basis	Site:95.00% Unimproved:5.00%		
Number of Records	83		
QRP	163.79%		
	Non factorised SMA		
Applied Factor(s)	SMA:1.00(1)		
Reference to Basis Sales	2080:290		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	1	0
	The englobo sector was rewritten having regard to the limited sales evidence in this sector, sales in the multi-unit sector (supporting a rewrite) and the underpinning residential market. Although the residential market has increased slightly (5% over 3 years for active estates), sales volumes have declined. Accordingly the underlying conditions are not supportive of growth in the englobo sector. Some relativity adjustments have been undertaken.		
General Comments			

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SMA Code/Name	2080:292:ALL NB MULTIUNIT - CALC		
SMA Description	This SMA comprises multi unit properties from Brinsmead to Palm Cove. Properties range from small non beachfront multi-unit developments in Machans Beach & Holloways Beach to large absolute beachfront properties in Palm Cove.		
Land Use Group(s)	Multi Unit Residential:453		
Mass Appraisal Methodology	C:431 O:22		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	453		
QRP	115.15%		
	Non factorised SMA		
Applied Factor(s)			
Reference to Basis Sales	2080:292		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	5	13	0
	The sales evidence ranging in size from 800m² to 4717m² and comprising various multi unit zonings as well as beachfront and non- beachfront sales, supports existing levels. Relativity adjustments were undertaken where required. Smaller lots 900m² and less, were increased to ensure levels were above residential. Multi- unit levels at Yorkeys Knob, Holloways Beach and Machans Beach were increased up to 15% to maintain a premium over residential levels.		
General Comments			

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SMA Code/Name	2080:294:ALL NB COMMERCIAL AND INDUSTRIAL CALC		
SMA Description	This SMA comprises Commercial and Industrial properties from Brinsmead to Palm Cove. Properties range from volumetric titles along Palm Cove beachfront, to commercial/industrial sites at Stratford to neighbourhood shopping centre sites at Redlynch and Clifton Beach and a sub-regional shopping centre at Smithfield.		
Land Use Group(s)	Commercial:153 Industrial:17 Other:1		
Mass Appraisal Methodology	C:168 O:3		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	171		
QRP	102.75%		
Applied Factor(s)	Non factorised SMA's		
Reference to Basis Sales	2080:294		
Rationale	**No. Support Sales**	**No. Basic Sales**	**No. Against Sales**
	1	2	1
	Four commercial sales occurred over the period, of which two of the sales supported a 10% increase. A 10% increase was implemented as well as a few relativity adjustments. Shopping Centres were rewritten.		
General Comments			

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Annexure List

Benchmark Schedule

MAST benchmark schedule 2018.xlsx

Size Tables

Size Tables Cairns LG DIV.docx

Sales Schedule

MAST sales schedule 2018.xlsx

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Approved Factor Formula Schedule

SMA	Cat	Exc	Description	Factor/Formula	User	Applied
S201			INNER CAIRNS RESIDENTIAL	1.05	HUNTER_AL	27/01/2019 12:02
S205			CAIRNS ARTERIAL AND SECONDARY COMMERCIAL	1.05	HUNTER_AL	27/01/2019 12:02
S206			CBD	1.05	HUNTER_AL	27/01/2019 12:02
S207			SUBURBAN CALCULATIONS INNER CAIRNS	1.05	HUNTER_AL	27/01/2019 12:02
S208			AEROGLEN & OLD CAIRNS IND (EAST OF MULGRAVE RD)	1.05	HUNTER_AL	27/01/2019 12:02
S220			WHITE ROCK RESIDENTIAL	1.05	GLOVER_SH	27/01/2019 12:02
S221			WOREE - BAYVIEW RESIDENTIAL	1.05	GLOVER_SH	27/01/2019 12:02
S223			FOREST GARDENS RESIDENTIAL	1.05	GLOVER_SH	14/01/2019 6:00
S224			EDMONTON - BENTLEY PARK RESIDENTIAL	1.05	GLOVER_SH	27/01/2019 12:02
S226			GORDONVALE RESIDENTIAL	1.05	GLOVER_SH	27/01/2019 12:02
S228			RUSSELL HEADS	1	GLOVER_SH	17/12/2018 6:02
S229			BABINDA - MIRIWINNI TOWNS	1.05	GLOVER_SH	27/01/2019 12:02
S230			BRAMSTON BEACH RESIDENTIAL	1	GLOVER_SH	2/01/2019 10:07
S231			WHITE ROCK - EDMONTON ACREAGE	1.05	GLOVER_SH	27/01/2019 12:02
S233			GORDONVALE ACREAGE ESTATES	CURRENT VALUE*1+10000	GLOVER_SH	9/01/2019 14:19
S234			GOLDSBOROUGH VALLEY ACREAGE ESTATES	1.05	GLOVER_SH	2/01/2019 10:07
S235			EDMONTON - GORDONVALE HOME SITES	1.05	GLOVER_SH	27/01/2019 12:02
S236			EAST TRINITY HOME SITES	1	GLOVER_SH	27/01/2019 12:02
S237			ALOOMBA-FISHERY FALLS & UPPER MULGRAVE HOME SITES	1.05	GLOVER_SH	14/01/2019 6:00
S238			DEERAL - SOUTHERN LOCALITIES HOME SITES	1.05	GLOVER_SH	27/01/2019 12:02
S240			WOREE MULTIUNIT	1.1	GLOVER_SH	3/12/2018 6:00
S241			SOUTHERN CORRIDOR MULTIUNIT	1.13	GLOVER_SH	27/01/2019 12:02
S242			SOUTHERN CORRIDOR COMMERCIAL	1	GLOVER_SH	27/01/2019 12:02
S243			SOUTHERN CORRIDOR INDUSTRIAL	1	GLOVER_SH	27/01/2019 12:02
S250			MULGRAVE PRIMARY PRODUCTION	1.25	GLOVER_SH	27/01/2019 12:02
S251			BABINDA PRIMARY PRODUCTION	1.25	GLOVER_SH	27/01/2019 12:02
S252			SOUTHERN CORRIDOR ENGLOBO	1	GLOVER_SH	27/01/2019 12:02
S259			CAIRNS ISLANDS	1	HUNTER_AL	14/01/2019 6:00
S260			PALM COVE, CLIFTON BEACH RES	1	LARKINSM	27/01/2019 12:02
S260		O260	ONYX	CURRENT VALUE*1+15000	LARKINSM	28/01/2019 14:12
S260	CLI01		CLIFTON BEACH RES	CURRENT VALUE*1.0+15000	LARKINSM	27/01/2019 12:02
S262			KEWARRA, TRINITY BEACH, TRINITY PARK RES	1.05	LARKINSM	27/01/2019 12:02
S262	KEW01		KEWARRA BEACH RES (AVLU 150)	1	LARKINSM	27/01/2019 12:02
S265			SMITHFIELD, CARAVONICA RES	1.1	LARKINSM	27/01/2019 12:02
S265	CAR01		CARAVONICA RES	1.05	LARKINSM	27/01/2019 12:02
S267			YORKEYS, MACHANS, HOLLOWAYS RES AND RURAL RES	CURRENT VALUE*1.0+15000	LARKINSM	27/01/2019 12:02
S267	YOR01		YORKEYS RES	CURRENT VALUE*1.0+25000	LARKINSM	27/01/2019 12:02
S270			KAMERUNGA, REDLYNCH, REDLYNCH VALLEY RES	1.05	LARKINSM	27/01/2019 12:02
S274			REDLYNCH, REDLYNCH VALLEY, KAMERUNGA, RURAL RES	CURRENT VALUE*1.0+60000	LARKINSM	27/01/2019 12:02
S274		B274	BELLMERE	1.1	LARKINSM	27/01/2019 12:02
S274		G274	GIAUCA CL	1	LARKINSM	27/01/2019 12:02
S274		K274	KAMERUNGA RHS	1.05	LARKINSM	29/01/2019 13:00
S277			FRESHWATER, STRATFORD, AEROGLEN RES AND RURAL RES	1.1	LARKINSM	27/01/2019 12:02
S281			BRINSMEAD RES AND RURAL RES	1.1	LARKINSM	17/12/2018 6:01
S281		R281	RHS BRINSMEAD	1.05	LARKINSM	17/12/2018 6:01
S282			ALL NB TO CARAVONICA RURAL RES EXCL YORK,MACH,HOLL	1	LARKINSM	27/01/2019 12:02
S285			ALL NB BEACHFRONT	1	LARKINSM	27/01/2019 12:02
S286			TRINITY PARK CANAL RES	1	LARKINSM	27/01/2019 12:02
S290			ALL NB ENGLOBO CALC	1	LARKINSM	27/01/2019 12:02
S292			ALL NB MULTIUNIT - CALC	1	LARKINSM	27/01/2019 12:02
S294			ALL NB COMMERCIAL AND INDUSTRIAL CALC	1	LARKINSM	27/01/2019 12:01
S999			NOT VALUED	1	LARKINSM	4/12/2018 13:35

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QCALCs Basis Reports

Mulgrave

Classification Description	Capacity	Productive	Existing Range (BAV)
BALANCE1	0	No	$500.00 - $500.00
BALANCE2	0	No	$125.00 - $3,750.00
CAP 08 - FLOODED	0	Yes	$7,000.00 - $7,000.00
CAP 09 - FLOODED	0	Yes	$7,000.00 - $7,000.00
CAP 10 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 11 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 12 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 13 - FLOODED	0	Yes	$8,000.00 - $8,000.00
CAP 14 - FLOODED	0	Yes	$8,000.00 - $8,000.00
FAIR TO GOOD GRAZING	0	Yes	$2,200.00 - $9,000.00
FREEHOLD BASE RATES	0	Yes	$900.00 - $72,000.00
GD CAP10 10	0	Yes	$11,000.00 - $11,000.00
GD CAP11 11	0	Yes	$12,000.00 - $12,000.00
GD CAP12 12	0	Yes	$13,000.00 - $13,000.00
GD CAP13 13	0	Yes	$14,000.00 - $14,000.00
GD CAP14 14	0	Yes	$15,000.00 - $15,000.00
GD CAP8 08	0	Yes	$9,000.00 - $9,000.00
GD CAP9 09	0	Yes	$10,000.00 - $10,000.00
POOR TO FAIR GRAZING	0	Yes	$1,300.00 - $2,200.00
RL & PO BASE RATES	0	Yes	$1,800.00 - $18,000.00

Mulgrave-Central

Classification Description	Capacity	Productive	Existing Range (BAV)
BALANCE1	0	No	$500.00 - $500.00
BALANCE2	0	No	$125.00 - $3,750.00
BD CAP 08	0	Yes	$2,650.00 - $2,650.00
BD CAP 09	0	Yes	$3,150.00 - $3,150.00
BD CAP 10	0	Yes	$3,650.00 - $3,650.00
BD CAP 11	0	Yes	$4,150.00 - $4,150.00
BD CAP 12	0	Yes	$4,650.00 - $4,650.00
BD CAP 13	0	Yes	$5,200.00 - $5,200.00
BD CAP 14	0	Yes	$5,750.00 - $5,750.00
CAP 08 - FLOODED	0	Yes	$7,000.00 - $7,000.00
CAP 09 - FLOODED	0	Yes	$7,000.00 - $7,000.00
CAP 10 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 11 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 12 - FLOODED	0	Yes	$7,500.00 - $7,500.00
CAP 13 - FLOODED	0	Yes	$8,000.00 - $8,000.00
CAP 14 - FLOODED	0	Yes	$8,000.00 - $8,000.00
FAIR TO GOOD GRAZING	0	Yes	$2,200.00 - $9,000.00
FREEHOLD BASE RATES	0	Yes	$900.00 - $72,000.00
GD CAP10 10	0	Yes	$11,000.00 - $11,000.00
GD CAP11 11	0	Yes	$12,000.00 - $12,000.00
GD CAP12 12	0	Yes	$13,000.00 - $13,000.00
GD CAP13 13	0	Yes	$14,000.00 - $14,000.00
GD CAP14 14	0	Yes	$15,000.00 - $15,000.00
GD CAP8 08	0	Yes	$9,000.00 - $9,000.00
GD CAP9 09	0	Yes	$10,000.00 - $10,000.00
POOR TO FAIR GRAZING	0	Yes	$1,300.00 - $2,200.00
RL & PO BASE RATES	0	Yes	$1,800.00 - $18,000.00

Babinda

Classification Description	Capacity	Productive	Existing Range (BAV)
BALANCE1	0	No	$350.00 - $350.00
BALANCE2	0	No	$120.00 - $3,600.00
BD CAP 08	0	Yes	$2,650.00 - $2,650.00
BD CAP 09	0	Yes	$3,150.00 - $3,150.00
BD CAP 10	0	Yes	$3,650.00 - $3,650.00
BD CAP 11	0	Yes	$4,150.00 - $4,150.00
BD CAP 12	0	Yes	$4,650.00 - $4,650.00
BD CAP 13	0	Yes	$5,200.00 - $5,200.00
BD CAP 14	0	Yes	$5,750.00 - $5,750.00
FAIR TO GOOD GRAZING	0	Yes	$1,000.00 - $2,650.00
FREEHOLD BASE RATES	0	Yes	$600.00 - $50,000.00
POOR TO FAIR GRAZING	0	Yes	$350.00 - $1,000.00
RL & PO BASE RATES	0	Yes	$1,000.00 - $12,500.00

Published on DNRME Disclosure Log RTI/IP 2009

MASS Stratification Statistics Report

StratStatsReport.rpt.11271241.docx

MASS Revaluation Statistics Report

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Revaluation Land Use Statistics Report

V:\REGIONS\Revaluation_Statistics\2018-2019\2080 Median Reval Land Use Stats DWLG.docx

Published on DNRME Disclosure Log
RTI Act 2009

Benchmark Issuing Area:SMA	Property ID	Benchmark Type	AVLU	LUG	Address	Area	Cur Val	Benchmark Val	Factor	Sale 1 Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Sale 2 Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Sale 3 Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison
2080:201	5019050	PRI	150	Single Unit Residential	KANIMBLA, 3 FITZALLAN CL KANIMBLA 4870	712	$192,500	$240,000	1.25	290608:S	RES	50B IRENE ST,MOOROOBOOL	515	$175,000	93.58%	Inferior	315677:S	RES	29 LUDERICK ST KANIMBLA	753	$350,000	94.59%	Superior	251337:S	RES	2A LUCY CL,KANIMBLA	704	$237,500	93.14%	Similar
2080:201	5022009	SEC	150	Single Unit Residential	EDGE HILL, 7 HALL ST EDGE HILL 4870	797	$355,000	$460,000	1.30	278125:S	RES	17 RAINTREE PL,EDGE HILL	1062	$310,000	100.00%	Inferior	338840:S	RES	7 KNOWLES ST,WHITFIELD	3550	$560,000	83.58%	Superior							
2080:201	5016562	SEC	150	Single Unit Residential	MANOORA, 69 ENMORE ST MANOORA 4870	809	$160,000	$170,000	1.06	321709:S	RES	2 GOUGH ST,MANUNDA	346	$130,000	94.20%	Inferior	321726:S	RES	61 MCFARLANE DVE,KANIMBLA	738	$255,000	93.07%	Superior							
2080:220	40840113	PRI	150	Single Unit Residential	WHITE ROCK, 66 PHOENIX ST WHITE ROCK 4868	600	$131,000	$145,000	1.11																					
2080:220	5100967	PRI	150	Single Unit Residential	WHITE ROCK, 12 PHOENIX ST WHITE ROCK 4868	700	$133,000	$152,500	1.15	301382:S	RES	6 FRANGIPANNI ST,WHITE ROCK	817	$152,500	93.04%	Superior	314671:S	RES	2 MILTONIA ST,EDMONTON	700	$144,000	99.65%	Similar	295229:S	RES	25 KOWINKA ST,WHITE ROCK	806	$152,500	93.99%	Superior
2080:220	5100517	PRI	150	Single Unit Residential	WHITE ROCK, 50 YANGOORA ST WHITE ROCK 4868	864	$143,000	$167,500	1.17	301382:S	RES	6 FRANGIPANNI ST,WHITE ROCK	817	$152,500	93.04%	Inferior	333786:S	RES	28 FRETWELL RD,WHITE ROCK	1158	$190,000	90.48%	Superior	295229:S	RES	25 KOWINKA ST,WHITE ROCK	806	$152,500	93.99%	Inferior
2080:221	5098005	PRI	150	Single Unit Residential	BAYVIEW HEIGHTS, 33 KARWIN ST BAYVIEW HEIGHTS 4868	704	$165,000	$200,000	1.21	291124:S	RES	95 MARTI ST,BAYVIEW HEIGHTS	708	$207,500	90.02%	Superior	336105:S	RES	573 MULGRAVE RD,EARLVILLE	688	$170,000	96.59%	Inferior	307023:S	RES	13 BOONAREE CL,MOUNT SHERIDAN	746	$162,500	91.60%	Inferior
2080:221	5099166	PRI	150	Single Unit Residential	BAYVIEW HEIGHTS, 100 SYDNEY ST BAYVIEW HEIGHTS 4868	708	$175,000	$225,000	1.29	291124:S	RES	95 MARTI ST,BAYVIEW HEIGHTS	708	$207,500	90.02%	Similar	307380:S	RES	76 SUNBIRD DVE,WOREE	733	$205,000	95.35%	Inferior							
2080:221	5098358	SEC	150	Single Unit Residential	BAYVIEW HEIGHTS, 34 KENNETH ST BAYVIEW HEIGHTS 4868	875	$200,000	$250,000	1.25	344620:S	RES	19 PELLING CL,KANIMBLA	775	$247,500	97.06%	Superior	291124:S	RES	95 MARTI ST,BAYVIEW HEIGHTS	708	$207,500	90.02%	Inferior							
2080:223	5232308	SEC	150	Single Unit Residential	MOUNT SHERIDAN, 6 SMALL LEAF CL MOUNT SHERIDAN 4868	450	$145,000	$170,000	1.17	290608:S	RES	50B IRENE ST,MOOROOBOOL	515	$175,000	93.58%	Superior	324544:S	RES	23 ELDERBERRY AV,BENTLEY PARK	420	$145,000	91.77%	Inferior	324571:S	RES	42 GALLERY DVE,MOUNT SHERIDAN	480	$177,500	92.45%	Superior
2080:223	40687788	PRI	150	Single Unit Residential	MOUNT SHERIDAN, 55 WOODROSE DVE MOUNT SHERIDAN 4868	480	$160,000	$185,000	1.16	324571:S	RES	42 GALLERY DVE,MOUNT SHERIDAN	480	$177,500	92.45%	Similar	290608:S	RES	50B IRENE ST,MOOROOBOOL	515	$175,000	93.58%	Similar							
2080:223	40953822	PRI	150	Single Unit Residential	MOUNT SHERIDAN, 37 LACEWING DVE MOUNT SHERIDAN 4868	480	$177,500	$205,000	1.15	287151:S	RES	59 TREETOP DVE,MOUNT SHERIDAN	605	$190,000	91.13%	Similar	324547:S	RES	58 GALLERY DVE,MOUNT SHERIDAN	672	$210,000	94.17%	Superior	324571:S	RES	42 GALLERY DVE,MOUNT SHERIDAN	480	$177,500	92.45%	Inferior
2080:224	5101595	PRI	150	Single Unit Residential	MOUNT SHERIDAN, 29 HAY ST MOUNT SHERIDAN 4868	700	$148,000	$170,000	1.15	301382:S	RES	6 FRANGIPANNI ST,WHITE ROCK	817	$152,500	93.04%	Inferior	307023:S	RES	13 BOONAREE CL,MOUNT SHERIDAN	746	$162,500	91.60%	Superior	319743:S	RES	8 GALEOLA CL,EDMONTON	800	$149,000	90.96%	Inferior
2080:224	5101296	PRI	150	Single Unit Residential	MOUNT SHERIDAN, 14 BOONAREE CL MOUNT SHERIDAN 4868	700	$155,000	$177,500	1.15	324568:S	RES	43 GALLERY DVE,MOUNT SHERIDAN	640	$225,000	92.21%		319743:S	RES	8 GALEOLA CL,EDMONTON	800	$149,000	90.96%	Inferior	307023:S	RES	13 BOONAREE CL,MOUNT SHERIDAN	746	$162,500	91.60%	Similar
2080:224	5105145	PRI	150	Single Unit Residential	EDMONTON, 7 CORINNA CL EDMONTON 4869	700	$141,000	$155,000	1.10	284999:S	RES	56 BARR ST,EDMONTON	1012	$162,500	95.59%	Superior	334202:S	RES	18 MACARANGA RD,BENTLEY PARK	600	$150,000	87.21%	Inferior	314671:S	RES	2 MILTONIA ST,EDMONTON	700	$144,000	99.65%	Inferior
2080:226	5106642	PRI	150	Single Unit Residential	GORDONVALE, 40 FISHER RD GORDONVALE 4865	700	$124,000	$138,000	1.11	297371:S	RES	35 MCSWEENEY CRES,GORDONVALE	665	$131,000	97.76%	Superior	324543:S	RES	13 CRONIN CL,GORDONVALE	600	$130,000	89.66%	Similar	324546:S	RES	48 DEVINE CRES,GORDONVALE	708	$141,000	91.56%	Superior
2080:226	5106441	PRI	150	Single Unit Residential	GORDONVALE, 30 TEMPLETON ST GORDONVALE 4865	809	$128,000	$140,000	1.09	324543:S	RES	13 CRONIN CL,GORDONVALE	600	$130,000	89.66%	Inferior	324546:S	RES	48 DEVINE CRES,GORDONVALE	708	$141,000	91.56%	Superior							
2080:226	40791515	SEC	150	Single Unit Residential	GORDONVALE, 10 GADD CL GORDONVALE 4865	863	$149,000	$165,000	1.11	239996:S	RHS	194 DEMPSEY ST,GORDONVALE	4021	$230,000	96.64%		324543:S	RES	13 CRONIN CL,GORDONVALE	600	$130,000	89.66%	Inferior	324546:S	RES	48 DEVINE CRES,GORDONVALE	708	$141,000	91.56%	Inferior
2080:228	5107355	PRI	150	Single Unit Residential	EAST RUSSELL, 0 UNNAMED ST EAST RUSSELL 4861	506	$120,000	$165,000	1.38	317701:S	RES	0 UNNAMED ST,EAST RUSSELL	506	$150,000	92.31%	Similar	314672:S	RES	0 UNNAMED ST,EAST RUSSELL	516	$160,000	92.79%	Superior							
2080:229	5108046	SEC	150	Single Unit Residential	MIRRIWINNI, 9 KRUCKOW ST MIRRIWINNI 4871	809	$52,000	$65,000	1.25	324158:S	RES	11 KRUCKOW ST,MIRRIWINNI	809	$58,000	90.98%	Similar	328356:S	RES	61 WHITMAN ST,MIRRIWINNI	1257	$63,000	96.92%	Superior							
2080:229	5107823	PRI	150	Single Unit Residential	BABINDA, 43 JAGO ST BABINDA 4861	809	$62,000	$70,000	1.13	316784:S	RES	38 CHURCH ST,BABINDA	946	$70,000	95.89%	Superior	341763:S	RES	16 MORETTO ST,BABINDA	704	$68,000	91.89%	Superior	324158:S	RES	11 KRUCKOW ST,MIRRIWINNI	809	$58,000	90.98%	Inferior
2080:229	5107667	PRI	150	Single Unit Residential	BABINDA, 35 CHURCH ST BABINDA 4861	1012	$67,000	$75,000	1.12	316784:S	RES	38 CHURCH ST,BABINDA	946	$70,000	95.89%	Similar	324158:S	RES	11 KRUCKOW ST,MIRRIWINNI	809	$58,000	90.98%	Inferior	341763:S	RES	16 MORETTO ST,BABINDA	704	$68,000	91.89%	Similar
2080:230	5108092	SEC	159	Single Unit Residential	BRAMSTON BEACH, 44 EVANS RD BRAMSTON BEACH 4871	607	$300,000	$320,000	1.07	343241:S	RES	20 PAPERBARK ST,BRAMSTON BEACH	700	$180,000	94.94%	Inferior	314675:S	RES	40 EVANS RD,BRAMSTON BEACH	607	$300,000	92.71%	Similar							
2080:230	5108136	PRI	150	Single Unit Residential	BRAMSTON BEACH, 61 EVANS RD BRAMSTON BEACH 4871	607	$127,000	$135,000	1.06	239652:S	RES	21 EVANS RD,BRAMSTON BEACH	976	$125,000	89.29%	Similar	343241:S	RES	20 PAPERBARK ST,BRAMSTON BEACH	700	$180,000	94.94%	Superior	325892:S	RES	29 EVANS RD,BRAMSTON BEACH	620	$121,000	94.31%	Inferior
2080:230	5108194	SEC	150	Single Unit Residential	BRAMSTON BEACH, 15 PAPERBARK ST BRAMSTON BEACH 4871	700	$115,000	$120,000	1.04	239652:S	RES	21 EVANS RD,BRAMSTON BEACH	976	$125,000	89.29%	Superior	325892:S	RES	29 EVANS RD,BRAMSTON BEACH	620	$121,000	94.31%	Superior							
2080:236	5105542	SEC	150	Single Unit Residential	EAST TRINITY, 2414 YARRABAH RD EAST TRINITY 4871	825	$125,000	$135,000	1.08	301368:S	RHS	3 PINE CREEK RD,EAST TRINITY	6502	$144,000	96.00%	Superior	306695:S	RES	9 BLUEWATER ST,EAST TRINITY	809	$89,000	93.68%	Inferior	332619:S	RHS	0 PINE CREEK RD,EAST TRINITY	6751	$149,000	85.14%	Superior
2080:236	5105557	SEC	150	Single Unit Residential	EAST TRINITY, 28 KOOMBAL ESP EAST TRINITY 4871	933	$192,500	$200,000	1.04	337933:S	RHS	2317 PINE CREEK-YARRABAH RD,EAST TRINITY	4005	$355,000	94.67%	Superior	301368:S	RHS	3 PINE CREEK RD,EAST TRINITY	6502	$144,000	96.00%	Inferior	314672:S	RES	0 UNNAMED ST,EAST RUSSELL	516	$160,000	92.79%	Inferior
2080:237	5107176	SEC	150	Single Unit Residential	ALOOMBA, 16 NIELSEN ST ALOOMBA 4871	1012	$120,000	$132,000	1.10	324543:S	RES	13 CRONIN CL,GORDONVALE	600	$130,000	89.66%	Superior	306305:S	RES	102 GEORGE ST,GORDONVALE	600	$106,000	92.58%	Inferior	297371:S	RES	35 MCSWEENEY CRES,GORDONVALE	665	$131,000	97.76%	Superior
2080:260	40043784	PRI	150	Single Unit Residential	CLIFTON BEACH, 13 BARRIER CL CLIFTON BEACH 4879	600	$250,000	$285,000	1.14	326374:S	RES	6 NARABEEN ST,KEWARRA BEACH	664	$207,500	96.06%	Inferior	280110:S	RES	9 ONYX ST,CLIFTON BEACH	700	$325,000	93.02%	Superior	280129:S	RES	15 ONYX ST,CLIFTON BEACH	707	$345,000	93.39%	Superior
2080:260	40596933	SEC	150	Single Unit Residential	CLIFTON BEACH, 5 TYDEMAN CRES CLIFTON BEACH 4879	601	$215,000	$250,000	1.16	326374:S	RES	6 NARABEEN ST,KEWARRA BEACH	664	$207,500	96.06%	Inferior	280110:S	RES	9 ONYX ST,CLIFTON BEACH	700	$325,000	93.02%	Superior							
2080:260	5076475	PRI	150	Single Unit Residential	PALM COVE, 21 VEIVERS RD PALM COVE 4879	688	$275,000	$295,000	1.07	326309:S	RES	73 VEIVERS RD,PALM COVE	813	$290,000	95.48%	Superior	335770:S	RES	22 SEASIDE PDE,PALM COVE	600	$310,000	89.86%	Superior	280113:S	RES	44B CEDAR RD,PALM COVE	400	$232,500	93.00%	Inferior
2080:262	41224124	SEC	150	Single Unit Residential	TRINITY BEACH, 13 QUARTERDECK ST TRINITY BEACH 4879	473	$175,000	$200,000	1.14	326481:S	RES	12 MASTER CRCT,TRINITY BEACH	400	$170,000	92.90%	Inferior	315668:S	RES	13 KAVIENG ST,TRINITY BEACH	386	$165,000	93.48%	Inferior	335641:S	RES	7 FLOW CL,TRINITY BEACH	600	$225,000	91.84%	Superior
2080:262	5209631	PRI	150	Single Unit Residential	KEWARRA BEACH, 3 NARABEEN ST KEWARRA BEACH 4879	701	$217,500	$235,000	1.08	315668:S	RES	13 KAVIENG ST,TRINITY BEACH	386	$165,000	93.48%	Inferior	326371:S	RES	12 CORYMBIA CT,KEWARRA BEACH	911	$235,000	90.38%	Superior	326374:S	RES	6 NARABEEN ST,KEWARRA BEACH	664	$207,500	96.06%	Inferior
2080:262	5082726	PRI	150	Single Unit Residential	TRINITY BEACH, 9 BULOLO CL TRINITY BEACH 4879	825	$187,500	$225,000	1.20	326481:S	RES	12 MASTER CRCT,TRINITY BEACH	400	$170,000	92.90%	Inferior	315668:S	RES	13 KAVIENG ST,TRINITY BEACH	386	$165,000	93.48%	Inferior	335641:S	RES	7 FLOW CL,TRINITY BEACH	600	$225,000	91.84%	Superior
2080:265	40919687	SEC	150	Single Unit Residential	SMITHFIELD, 16 LANDSBOROUGH DVE SMITHFIELD 4878	484	$165,000	$200,000	1.21	280177:S	RES	3 HOCKEY AV,SMITHFIELD	650	$197,500	90.70%	Superior														
2080:265	5083968	SEC	150	Single Unit Residential	SMITHFIELD, 11 LYDIA ST SMITHFIELD 4878	784	$217,500	$255,000	1.17	344872:S	RES	5B SERENITY PL,SMITHFIELD	1376	$265,000	94.31%	Superior	280177:S	RES	3 HOCKEY AV,SMITHFIELD	650	$197,500	90.70%	Inferior							
2080:265	5084745	PRI	150	Single Unit Residential	SMITHFIELD, 10 KATANGA CL SMITHFIELD 4878	804	$190,000	$230,000	1.21	344872:S	RES	5B SERENITY PL,SMITHFIELD	1376	$265,000	94.31%	Superior	280177:S	RES	3 HOCKEY AV,SMITHFIELD	650	$197,500	90.70%	Inferior							
2080:267	5239797	PRI	150	Single Unit Residential	YORKEYS KNOB, 71 WATTLE ST YORKEYS KNOB 4878	601	$172,500	$220,000	1.28	289686:S	RES	19 MACHAN ST,MACHANS BEACH	539	$170,000	95.79%	Inferior	296062:S	RES	41 MORGAN ST,YORKEYS KNOB	541	$190,000	89.32%	Superior	326711:S	RES	22 BUCKLEY ST,YORKEYS KNOB	1051	$240,000	91.05%	Superior
2080:267	5088392	PRI	150	Single Unit Residential	HOLLOWAYS BEACH, 125 OLEANDER ST HOLLOWAYS BEACH 4878	637	$185,000	$215,000	1.16	289686:S	RES	19 MACHAN ST,MACHANS BEACH	539	$170,000	95.79%	Inferior	326710:S	RES	14 DEVLEX CT,MACHANS BEACH	1075	$215,000	93.48%	Superior	296062:S	RES	41 MORGAN ST,YORKEYS KNOB	541	$190,000	89.32%	Superior
2080:267	5087511	PRI	150	Single Unit Residential	HOLLOWAYS BEACH, 5 FERN ST HOLLOWAYS BEACH 4878	640	$165,000	$200,000	1.21	289686:S	RES	19 MACHAN ST,MACHANS BEACH	539	$170,000	95.79%	Similar	326710:S	RES	14 DEVLEX CT,MACHANS BEACH	1075	$215,000	93.48%	Superior	296062:S	RES	41 MORGAN ST,YORKEYS KNOB	541	$190,000	89.32%	Superior
2080:270	40858584	PRI	150	Single Unit Residential	REDLYNCH, 21 BOTANY AV REDLYNCH 4870	600	$230,000	$260,000	1.13	326740:S	RES	60 SPRINGBROOK AV,REDLYNCH	600	$242,500	91.17%	Similar	336676:S	RES	66 SPRINGBROOK AV,REDLYNCH	600	$247,500	90.66%	Superior	282263:S	RES	98 SPRINGBROOK AV,REDLYNCH	600	$255,000	92.73%	Superior
2080:270	5090947	SEC	150	Single Unit Residential	REDLYNCH, 18 ETHEL CL REDLYNCH 4870	714	$190,000	$215,000	1.13	326714:S	RES	40 HALIFAX DVE,REDLYNCH	575	$232,500	92.26%	Superior	326728:S	RES	8 TYRCONNELL CRES,REDLYNCH	835	$250,000	90.06%	Superior	326732:S	RES	31 GENESTA CRCT,REDLYNCH	643	$247,500	95.56%	Superior
2080:270	5091213	PRI	150	Single Unit Residential	REDLYNCH, 14 MICHAELANGELO DVE REDLYNCH 4870	800	$212,500	$240,000	1.13	279933:S	RES	6 DEMIDENKO CL,REDLYNCH	686	$202,500	85.26%	Superior	326714:S	RES	40 HALIFAX DVE,REDLYNCH	575	$232,500	92.26%	Superior	326728:S	RES	8 TYRCONNELL CRES,REDLYNCH	835	$250,000	90.06%	Superior
2080:277	5092245	PRI	150	Single Unit Residential	STRATFORD, 38 DALZIEL ST STRATFORD 4870	809	$260,000	$310,000	1.19	326752:S	RES	24 BEHAN ST,STRATFORD	1056	$310,000	86.11%	Superior	335657:S	RES	293 KAMERUNGA RD,FRESHWATER	799	$237,500	95.84%	Inferior	335729:S	RES	15 STRATFORD CHASE,STRATFORD	805	$260,000	90.43%	Inferior
2080:277	5092260	SEC	150	Single Unit Residential	STRATFORD, 12 DALZIEL ST STRATFORD 4870	809	$220,000	$275,000	1.25	288051:S	RES	45 PERSERVERANCE ST,REDLYNCH	603	$227,500	91.00%	Inferior	335657:S	RES	293 KAMERUNGA RD,FRESHWATER	799	$237,500	95.84%	Inferior	335729:S	RES	15 STRATFORD CHASE,STRATFORD	805	$260,000	90.43%	Superior
2080:277	5093168	PRI	150	Single Unit Residential	FRESHWATER, 8 MERRYBROOK ST FRESHWATER 4870	827	$245,000	$290,000	1.18	288051:S	RES	45 PERSERVERANCE ST,REDLYNCH	603	$227,500	91.00%	Inferior	335657:S	RES	293 KAMERUNGA RD,FRESHWATER	799	$237,500	95.84%	Inferior	335729:S	RES	15 STRATFORD CHASE,STRATFORD	805	$260,000	90.43%	Similar
2080:281	5249379	PRI	150	Single Unit Residential	BRINSMEAD, 8 ST ALBANS CL BRINSMEAD 4870	600	$192,500	$230,000	1.19	288051:S	RES	45 PERSERVERANCE ST,REDLYNCH	603	$227,500	91.00%	Superior	335730:S	RES	47 BARCLAY RD,BRINSMEAD	1245	$230,000	90.66%	Superior	335738:S	RES	7 ROMANINI CT,BRINSMEAD	650	$250,000	91.07%	Superior
2080:281	40010816	PRI	150	Single Unit Residential	BRINSMEAD, 20 EVERGLADE RISE BRINSMEAD 4870	710	$215,000	$255,000	1.19	288051:S	RES	45 PERSERVERANCE ST,REDLYNCH	603	$227,500	91.00%	Similar	335730:S	RES	47 BARCLAY RD,BRINSMEAD	1245	$230,000	90.66%	Similar	335738:S	RES	7 ROMANINI CT,BRINSMEAD	650	$250,000	91.07%	Superior
2080:281	5095265	PRI	150	Single Unit Residential	BRINSMEAD, 42 ADAM DVE BRINSMEAD 4870	800	$207,500	$245,000	1.18	288051:S	RES	45 PERSERVERANCE ST,REDLYNCH	603	$227,500	91.00%	Similar	335730:S	RES	47 BARCLAY RD,BRINSMEAD	1245	$230,000	90.66%	Superior	335738:S	RES	7 ROMANINI CT,BRINSMEAD	650	$250,000	91.07%	Superior
2080:285	5086862	PRI	160	Single Unit Residential	HOLLOWAYS BEACH, 12 POINSETTIA ST HOLLOWAYS BEACH 4878	607	$495,000	$530,000	1.07	344866:S	RES	38 JANETT ST,YORKEYS KNOB	938	$600,000	90.98%	Superior	280452:S	RES	73 CASUARINA ST,HOLLOWAYS BEACH	592	$440,000	91.67%	Inferior	280462:S	RES	97 UPOLU ESP,CLIFTON BEACH	539	$590,000	92.19%	Superior
2080:285	5086794	SEC	159	Single Unit Residential	HOLLOWAYS BEACH, 7 CASUARINA ST HOLLOWAYS BEACH 4878	700	$435,000	$500,000	1.15	344866:S	RES	38 JANETT ST,YORKEYS KNOB	938	$600,000	90.98%	Superior	280452:S	RES	73 CASUARINA ST,HOLLOWAYS BEACH	592	$440,000	91.67%	Inferior	280462:S	RES	97 UPOLU ESP,CLIFTON BEACH	539	$590,000	92.19%	Superior
2080:285	40979426	SEC	160	Single Unit Residential	KEWARRA BEACH, 62B KEWARRA ST KEWARRA BEACH 4879	825	$630,000	$720,000	1.14	344866:S	RES	38 JANETT ST,YORKEYS KNOB	938	$600,000	90.98%	Inferior	280452:S	RES	73 CASUARINA ST,HOLLOWAYS BEACH	592	$440,000	91.67%	Inferior	280462:S	RES	97 UPOLU ESP,CLIFTON BEACH	539	$590,000	92.19%	Inferior
2080:286	40646274	SEC	161	Single Unit Residential	TRINITY PARK, 95 HARBOUR DVE TRINITY PARK 4879	600	$495,000	$530,000	1.07	326668:S	RES	4 RAGAMUFFIN QY,TRINITY PARK	800	$650,000	91.90%	Superior	289747:S	RES	103 HARBOUR DVE,TRINITY PARK	896	$570,000	95.20%	Inferior	335747:S	RES	15 RAGAMUFFIN QY,TRINITY PARK	525	$400,000	96.39%	Inferior
2080:286	40646228	PRI	161	Single Unit Residential	TRINITY PARK, 17 BRINDABELLA QY TRINITY PARK 4879	602	$550,000	$600,000	1.09	326668:S	RES	4 RAGAMUFFIN QY,TRINITY PARK	800	$650,000	91.90%	Superior	335747:S	RES	15 RAGAMUFFIN QY,TRINITY PARK	525	$400,000	96.39%	Inferior	289747:S	RES	103 HARBOUR DVE,TRINITY PARK	896	$570,000	95.20%	Inferior
2080:286	40646202	SEC	161	Single Unit Residential	TRINITY PARK, 9 RAGAMUFFIN QY TRINITY PARK 4879	802	$620,000	$670,000	1.08	326668:S	RES	4 RAGAMUFFIN QY,TRINITY PARK	800	$650,000	91.90%	Superior	289747:S	RES	103 HARBOUR DVE,TRINITY PARK	896	$570,000	95.20%	Inferior	335747:S	RES	15 RAGAMUFFIN QY,TRINITY PARK	525	$400,000	96.39%	Inferior

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Benchmark												Sale 1						Sale 2						Sale 3					
Issuing Area/AAA	Property ID	Benchmark Type	AVU2	LUD	Address	Area	Cur Val	Benchmark Val	Factor	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison
2080 231	40791638	SIC		151 Rural Residential	WHITE ROCK, S-7-19RSW/ACRES CL WHITE ROCK dB68	4000	$395,000	$410,000	1.22	8191665	RHS	764 GRYPH RD,WHITE ROCK	4000	$395,000	91.84%	Inferior	8192977	RHS	768 GRYPH RD,WHITE ROCK	4439	$305,200	92.79%	Superior								
2080 231	40693642	PIR		151 Rural Residential	EDMONTON, S-7 CULTIVATION CL EDMONTON dB69	4000	$310,000	$340,000	1.32	8190077	RHS	59 PLANTATION RD,EDMONTON	4001	$305,000	91.85%	Inferior	8192385	RHS	4 HEADLAND CL,EDMONTON	4372	$330,000	92.57%	Superior								
2080 231	5105616	SIC		151 Rural Residential	EDMONTON, S-16 PLANTATION RD EDMONTON dB69	8000	$480,000	$490,000	1.08	8192385	RHS	4 HEADLAND CL,EDMONTON	4372	$330,000	93.17%	Inferior	8192371	RHS	59 PLANTATION RD,EDMONTON	4001	$305,000	91.85%	Superior	2799781	RHS	14 CRYSTAL CL,REDLYNCH	4000	$450,000	91.28%	Superior
2080 233	5105627	PIR		151 Rural Residential	GORDONVALE, 82-12 GREY ST GORDONVALE dB86	4317	$242,500	$265,000	1.09	8191665	RHS	764 GRYPH RD,WHITE ROCK	4000	$395,000	91.94%	Superior	8192371	RHS	59 PLANTATION RD,EDMONTON	4001	$305,000	91.85%	Superior	3200327	RHS	59 PLANTATION RD,EDMONTON	4001	$305,000	91.85%	Superior
2080 233	5107824	PIR		151 Rural Residential	GORDONVALE, 8-12 HICKEY CL GORDONVALE dB85	4569	$242,500	$255,000	1.10	8190776	RHS	59 PLANTATION RD,EDMONTON	4001	$305,000	93.05%	Superior	8191665	RHS	764 GRYPH RD,WHITE ROCK	4000	$395,000	91.94%	Superior	3106775	RHS	69 COSTAIN ST,GOLDSBOROUGH	4302	$320,000	92.38%	Inferior
2080 233	5106907	PIR		151 Rural Residential	GORDONVALE, 319-293 DEMPSEY ST GORDONVALE dB85	4999	$291,000	$275,000	1.08																				
2080 236	5107706	PIR		151 Rural Residential	GOLDSBOROUGH, 69-87 WINGLEAS ST GOLDSBOROUGH dB85	4000	$347,500	$345,000	1.10	8178865	RHS	2 KAUMARI ST,GOLDSBOROUGH	4361	$345,000	99.28%	Inferior	8189615	RHS	1 PLACER ST,GOLDSBOROUGH	4000	$332,500	95.91%	Inferior	3106775	RHS	69 COSTAIN ST,GOLDSBOROUGH	4302	$320,000	92.38%	Superior
2080 236	5108299	PIR		151 Rural Residential	GOLDSBOROUGH, 50-52 LYCENCE ST GOLDSBOROUGH dB86	4000	$332,500	$347,500	1.10	8178865	RHS	2 KAUMARI ST,GOLDSBOROUGH	4361	$345,000	99.28%	Similar	8189615	RHS	1 PLACER ST,GOLDSBOROUGH	4000	$332,500	95.91%	Inferior	3106775	RHS	69 COSTAIN ST,GOLDSBOROUGH	4302	$320,000	92.38%	Superior
2080 236	5108307	SIC		151 Rural Residential	GOLDSBOROUGH, 1-3 MACKILLOP ST GOLDSBOROUGH dB86	4000	$332,500	$347,500	1.10	8178865	RHS	2 KAUMARI ST,GOLDSBOROUGH	4361	$345,000	99.28%	Similar	8189615	RHS	1 PLACER ST,GOLDSBOROUGH	4000	$332,500	95.91%	Inferior								
2080 236	5108317	SIC		151 Rural Residential	GREEN HILL, 35 BROWLAN RD GREEN HILL dB86	4235	$335,000	$330,000	1.11	2782011	RHS	86 HALL RD,GORDONVALE	39300	$990,000	93.53%	Superior	2979815	RHS	38 PLACER ST,GOLDSBOROUGH	4002	$335,000	101.13%	Inferior	2999786	RHS	1302 DEMPSEY ST,GORDONVALE	4531	$350,000	96.60%	Superior
2080 236	5108388	PIR		151 Rural Residential	GORDONVALE, 17 UTTAS RD GORDONVALE dB85	13710	$380,000	$415,000	1.13	2782011	RHS	86 HALL RD,GORDONVALE	39300	$990,000	93.53%	Superior	2999815	RHS	356 DEMPSEY ST,GORDONVALE	4531	$340,000	96.60%	Inferior	2982531	RHS	328 PINE CREEK RD,GORDONVALE	500260	$950,000	88.38%	Superior
2080 236	40912502	SIC		151 Rural Residential	GORDONVALE, 556C/DOUGLAND RD GORDONVALE dB85	30920	$355,000	$420,000	1.11	2782011	RHS	86 HALL RD,GORDONVALE	39300	$990,000	93.53%	Superior	2999815	RHS	356 DEMPSEY ST,GORDONVALE	4531	$340,000	96.60%	Inferior	2982531	RHS	328 PINE CREEK RD,GORDONVALE	500260	$950,000	88.38%	Superior
2080 236	41009619	PIR		151 Rural Residential	5189/BOUGHTON, 1670 PINE CREEK RD 5189/BOUGHTON dB71	90710	$170,000	$195,000	1.15	2782011	RHS	86 HALL RD,GORDONVALE	39300	$990,000	93.53%		8191665	RHS	3 PINE CREEK RD,EAST TRINITY	4002	$160,000	96.00%	Inferior								
2080 237	5107308	PIR		151 Rural Residential	FISHERY FALLS, 17-19 RICHARDS RW FISHERY FALLS dB75	7267	$185,000	$210,000	1.16	8188755	RHS	89 COSTAIN ST,GOLDSBOROUGH	4352	$230,000	92.86%	Superior	8178865	RHS	2 KAUMARI ST,GOLDSBOROUGH	4361	$345,000	99.28%	Inferior								
2080 237	5108657	SIC		151 Rural Residential	LITTLE MULGRAVE, 18 BERYL ANN SVN LITTLE MULGRAVE dB85	86450	$265,000	$295,000	1.11	2782011	RHS	86 HALL RD,GORDONVALE	39300	$990,000	93.53%	Superior	8188755	RHS	89 COSTAIN ST,GOLDSBOROUGH	4352	$230,000	92.36%	Inferior								
2080 238	5107871	SIC		151 Rural Residential	MARRIANNG, 302 STOLBER ST MARRIANNG dB71	6247	$86,000	$75,000	1.09	8189512	RHS	53 MILES HWY,BELLENDEN KER	11780	$82,000	89.63%	Superior	8188563	RHS	61 WHITMANS ST,MARRIANNG	1257	$66,000	96.50%	Inferior								
2080 238	40708822	SIC		151 Rural Residential	BELLENDEN KER, 280 HARVEY CREEK RD BELLENDEN KER dB71	28330	$175,000	$187,500	1.10	8188655	RHS	3269 WOOPEN CREEK RD,WOOPEN CREEK	579980	$165,000	88.62%	Superior	3199512	RHS	0 MILES HWY,BELLENDEN KER	13780	$82,000	88.66%	Inferior	329726	RHS	507 DINNER CREEK RD,ELLIS BEACH	102900	$131,000	96.32%	Inferior
2080 238	5108614	PIR		151 Rural Residential	WOOPEN CREEK, 601 WOOPEN CREEK RD WOOPEN CREEK dB71	28370	$114,000	$125,000	1.10	3199512	RHS	507 DINNER CREEK RD,ELLIS BEACH	102900	$131,000	96.32%	Superior												
2080 276	40166115	PIR		151 Rural Residential	REDLYNCH, 3-5 QUELL CL REDLYNCH dB70	8126	$685,000	$695,000	1.26	2798765	RHS	14 CRYSTAL CL,REDLYNCH	4100	$650,000	91.28%	Similar	3433315	RHS	65 BILLABONG LA,REDLYNCH	3651	$575,000	97.65%	Inferior	3267815	RHS	69 ROBB RD,REDLYNCH	4000	$615,000	94.32%	Inferior
2080 276	5093460	PIR		151 Rural Residential	REDLYNCH, 9 WATTLE GULLY CL REDLYNCH dB72	11191	$770,000	$665,000	1.26	3267815	RHS	69 ROBB RD,REDLYNCH	4000	$615,000	91.32%	Inferior	2798765	RHS	14 CRYSTAL CL,REDLYNCH	4100	$650,000	91.28%	Superior	3433315	RHS	65 BILLABONG LA,REDLYNCH	3651	$575,000	97.65%	Inferior
2080 276	5093785	SIC		151 Rural Residential	REDLYNCH, 5-7 MT WILLIAM CL REDLYNCH dB70	18870	$665,000	$570,000	1.23	2798765	RHS	14 CRYSTAL CL,REDLYNCH	4100	$650,000	91.28%	Inferior	3433315	RHS	65 BILLABONG LA,REDLYNCH	3651	$575,000	97.65%	Inferior	3267815	RHS	69 ROBB RD,REDLYNCH	4000	$615,000	94.32%	Inferior
2080 282	41009619	PIR		151 Rural Residential	CLIFTON BEACH, 33 KINGBIRN ST CLIFTON BEACH dB78	6191	$685,000	$620,000	1.09	2800615	RHS	9 HICKS CL,KEWARRA BEACH	9800	$690,000	89.86%	Similar	3199615	RHS	118 JAMES COOK DVE,KEWARRA BEACH	8016	$560,000	96.51%	Inferior	3267815	RHS	25 NICHOLAS ST,CLIFTON BEACH	3161	$895,000	99.25%	Inferior
2080 282	41193650	PIR		151 Rural Residential	CLIFTON BEACH, 13-15 NICHOLAS ST CLIFTON BEACH dB78	5283	$635,000	$680,000	1.08	2800615	RHS	9 HICKS CL,KEWARRA BEACH	9800	$690,000	89.86%	Inferior	3199615	RHS	118 JAMES COOK DVE,KEWARRA BEACH	8016	$560,000	96.51%	Inferior	3267815	RHS	25 NICHOLAS ST,CLIFTON BEACH	3161	$895,000	99.25%	Inferior
2080 282	5093816	PIR		151 Rural Residential	TRINITY BEACH, 180-182 PANGUNA ST TRINITY BEACH dB79	11650	$650,000	$650,000	1.25	2837815	RHS	3 YUNGAN TCE,CLIFTON BEACH	272200	$750,000	99.28%	Superior	3268815	RHS	1265 PANGUNA ST,TRINITY BEACH	8128	$560,000	90.00%	Inferior	3268386.5	RHS	1198 PANGUNA ST,TRINITY BEACH	4128	$560,000	90.00%	Inferior

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Benchmark										Sale 1							Sale 2							Sale 3						
Issuing Area/ANA	Property ID	Benchmark Type	AVG2	LUG	Address	Area	Cor Val	Benchmark Val	Factor	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison
2080.207	4035964	FR		250	Multi-Unit Residential	PARKWAITTS PARC, 7 PARKBOND ST PARKWAITTS PARK (B7D	1012	$180,000	$170,000	1.17	2789915	CONF	53 MCLEOD ST,CARNS CITY	1012	$160,000	88.33%	Superior	2868815.1	MUL	69 HAYWARD ST,MCCRODBCOL	1060	$242,500	97.73%	Inferior	2868564.5	MUL	50 SATTON ST PARKWAITTS PARK	812	$300,000	99.99%	Similar
2080.240	1006279	FR		250	Multi-Unit Residential	WORKE, 6 CAVANAGH ST WORKE (B6B	1039	$200,000	$240,000	1.20	3363515	RES	575 MUGRAVA RD,KARLVILLE	688	$175,000	96.38%	Inferior	3035997.5	MUL	55 ARMSTRONG ST EDMONTON	1012	$242,500	95.51%	Superior	2195663.5	MUL	9 MINTARD CRES WORKE	800	$262,500	96.26%	Inferior
2080.243	5150402	FR		250	Multi-Unit Residential	EDMONTON, 25 STOKES ST EDMONTON (B6B	1065	$190,000	$190,000	1.22	3366915	MUL	17 BRUCE HWY,EDMONTON	13360	$165,000	92.39%	Superior	3075917.5	MUL	8 NAIRN ST,EDMONTON	1054	$212,500	85.58%	Inferior	3035917.5	MUL	55 ARMSTRONG ST EDMONTON	1012	$242,500	91.31%	Inferior
2080.250	5210178	FR		250	Multi-Unit Residential	PALMCOVE, 52 OLIVIA ST PALM COVE (B7B	1201	$180,000	$170,000	1.08	3363515	MUL	5 YULE AV,CLIFTON BEACH	3750	$600,000	89.97%	Superior	3218302.5	MUL	59 SIMS ESP,YORKSYS KNOB	1012	$600,000	99.69%	Superior	2868564.5	MUL	22 OLIVIA ST,PALMCOVE	800	$432,000	90.13%	Inferior

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Benchmark Property Area/SMA	Property ID	Benchmark Type	ASGC	LGA	Address	Area	Ov Val	Benchmark Val	Factor	Sale 1 Land use ID	Category	Address	Area	Ap/Ref Value	Percent Ap/Addtn	Comparison	Sale 2 Land use ID	Category	Address	Area	Ap/Ref Value	Percent Ap/Addtn	Comparison	Sale 3 Land use ID	Category	Address	Area	Ap/Ref Value	Percent Ap/Addtn	Comparison
2080-248	50278920	PR	310	Commercial	CAIRNS CITY, 121 SHERIDAN ST CAIRNS CITY 4870	1212	$630,000	$705,600	1.15	310615.S	COM	120 LAKE ST,CAIRNS CITY	2999	$4,300,000	-53.50%	Superior	2749995.S	COM	51 MCLEOD ST,CAIRNS CITY	1012	$430,000	86.13%	Similar	2908751.S	COM	342 SHERIDAN ST,CAIRNS NORTH	3216	$970,000	169.29%	Inferior
2080-249	50278921	PR	310	Commercial	CAIRNS CITY, 21-23 ESPLETON ST CAIRNS CITY 4870	1217	$640,000	$705,600	1.09	310615.S	COM	5 MULLER ST INSPIRASSITTA PARK, 79 MULGRAVE RD INSPIRASSITTA PARK, 85 MULGRAVE RD INSPIRASSITTA PARK, 87 MULGRAVE RD INSPIRASSITTA PARK	2305	$1,900,000	-97.91%	Superior	2933115.S	COM	342 SHERIDAN ST,CAIRNS NORTH	1216	$430,000	96.19%	Inferior	2749995.S	COM	51 MCLEOD ST,CAIRNS CITY	1212	$430,000	86.11%	Similar
2080-308	50278121	PR	310	Commercial	BUNGALOW, 112 ALNAULUR ST BUNGALOW 4870	1168	$500,000	$765,000	1.17	2468843.S	MUL	88 HAYWARD ST,MOOROOBOOL	1060	$342,500	97.72%	Inferior	2749995.S	COM	51 MCLEOD ST,CAIRNS CITY	1012	$430,000	86.13%	Superior						
2080-342	50335521	PR	310	Commercial	EDGINGTON, 357 SO BRUCE HWY EDGINGTON 4869	1216	$530,000	$765,000	1.06	2996338.S	COM	203 BRUCE HWY,EDMONTON	1017	$352,500	66.31%	Inferior	3348835.S	COM	197 BRUCE HWY,EDMONTON	1202	$255,000	98.76%	Inferior						
2080-246	40773520	PR	310	Commercial	SMITHFIELD, 12-14 SUGUIGO DVE SMITHFIELD 4878	1775	$660,000	$765,000	1.15	3139916.S	COM	0 MARITIME WAY,TRINITY BEACH	1600	$663,000	19.33%	Superior	3348851.S	COM	39 NATSUGUIGA DVE,SMITHFIELD	1551	$430,000	96.79%	Inferior						

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Benchmark												Sale 1						Sale 2						Sale 3					
Insuing Area SMA	Property ID	Benchmark Type	AVLU	LUG	Address	Area	Cur Val	Benchmark Val	Factor	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison
2080:208	5208419	SEC	450	Industrial	BUNGALOW, 116 LYON S ST BUNGALOW 4870	1214	$280,000	$330,000	1.18	327168-S	IND	51 MOREHEAD ST,BUNGALOW	495	$157,500	85.14%	Inferior	341204-S	IND	14 PONZO ST,WOREE	1671	$255,000	91.03%	Superior							
2080:243	5103338	PRI	450	Industrial	BENTLEY PARK, 60 SUPPLY RD BENTLEY PARK 4869	1242	$240,000	$265,000	1.10	284469-S	IND	53 SUPPLY RD,BENTLEY PARK	1200	$232,500	94.02%	Inferior	332620-S	IND	64 SUPPLY RD,BENTLEY PARK	1229	$237,500	88.79%	Inferior	318834-S	IND	29 VICKERS ST,EDMONTON	1296	$247,500	93.16%	Superior

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Benchmark																															
Issuing Area/MAA	Property ID	Benchmark Type	AVGU	LUG	Address	Area	Car Val	Benchmark Val	Factor	Sale 1								Sale 2								Sale 3					
										Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison
2080.251	5120610	PR	562	Primary Production	GORDONVALE, 291 MORGAN RD GORDONVALE 4865	409700	$210,000	$460,000	1.16	2180816 U	AAA	115 MOLLER RD,ALCOMBA	501100	$695,000	98.85%	Inferior	2820251 U	AAA	758 PINE CREEK RD,GREEN HILL	407937	$465,000	99.27%	Inferior	3150512 U	AAA	CAPTAIN COOK HWY HOLLOWAYS BEACH	608275	$420,000	98.50%	Inferior
2080.251	5120616	PR	562	Primary Production	MIRRIWINNI, CHANLEY RD MIRRIWINNI 4871	260865	$129,000	$360,000	1.26	2980816 U	AAA	BARTLE FRERE RD BARTLE FRERE	455780	$597,000	95.72%	Superior	3230511 U	AAA	0 BARTLE FRERE RD,BARTLE FRERE	251500	$125,000	97.88%	Inferior	3132762 U	AAA	83 KNUST RD,MOOPEN CREEK	602510	$170,000	98.18%	Superior

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Size tables Cairns LG DIV

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 21/01/2019 16:05:04
D/Valuation : 01/10/2018
Description : AIRPORT
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
200 M2	2.11
400 M2	1.42
600 M2	1.19
800 M2	1.07
1000 M2	1
1200 M2	1
1500 M2	0.98
2000 M2	0.93
2500 M2	0.9
3000 M2	0.86
4000 M2	0.79
5000 M2	0.72
7500 M2	0.62
1 HA	0.545
1.25 HA	0.5
1.5 HA	0.48
2 HA	0.41
3 HA	0.36
10 HA	0.26

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 28/01/2019 14:26:02
D/Valuation : 01/10/2018
Description : CENTRAL CAIRNS INDUSTRIAL
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
2 M2	3
200 M2	2.11
400 M2	1.42
500 M2	1.315
600 M2	1.19
800 M2	1.07
1000 M2	1
1300 M2	1
1500 M2	0.98
2000 M2	0.93
2500 M2	0.9
3000 M2	0.86
4000 M2	0.8
5000 M2	0.74
7500 M2	0.64
1 HA	0.59
1.5 HA	0.54
2 HA	0.48
3 HA	0.44
4 HA	0.36
6 HA	0.33
10 HA	0.3
15 HA	0.28

Airport size table is specifically designed for use with Airport valuations – it recognises the restricited market for larger lots within the Airport Land Use plan. It generally mirrors the Industrial size card up until the 4000m2 range.

The industrial size table is applied to industrial valutions in SMAs 205,207 and 208.

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 01/11/2018 09:44:52
D/Valuation : 01/10/2018
Description : CAIRNS COMMERCIAL
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
250 M2	1.84
300 M2	1.65
350 M2	1.52
400 M2	1.42
450 M2	1.34
500 M2	1.28
550 M2	1.23
600 M2	1.19
700 M2	1.12
800 M2	1.07
900 M2	1.03
1000 M2	1
1500 M2	1
2000 M2	0.95
3000 M2	0.85
4000 M2	0.75
5000 M2	0.7
7500 M2	0.59
1 HA	0.53
1.25 HA	0.5
1.5 HA	0.46
2 HA	0.42
2.5 HA	0.35
3 HA	0.3
4 HA	0.27
6 HA	0.25
10 HA	0.25

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 22/01/2019 14:22:05
D/Valuation : 01/10/2018
Description : CAIRNS SMA205 COMM&MU
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
200 M2	1.9
400 M2	1.34
600 M2	1.18
800 M2	1.11
1000 M2	1
1200 M2	1
1500 M2	0.98
2000 M2	0.95
2500 M2	0.9
3000 M2	0.85
4000 M2	0.75
5000 M2	0.7
7500 M2	0.59
1 HA	0.53
1.25 HA	0.5
1.5 HA	0.46
2 HA	0.42
2.5 HA	0.35
3 HA	0.3
7 HA	0.25
10 HA	0.24

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Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 01/11/2018 09:44:52
D/Valuation : 01/10/2018
Description : CBD
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
100 M2	1.8
200 M2	1.4
400 M2	1.2
600 M2	1.05
800 M2	1
1500 M2	1
2000 M2	0.975
2500 M2	0.95
3000 M2	0.93
4000 M2	0.88
5000 M2	0.85
7500 M2	0.8
1 HA	0.75
1.25 HA	0.71
1.5 HA	0.68
2 HA	0.6
2.5 HA	0.53
3 HA	0.45
15 HA	0.4

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 23/01/2019 18:16:18
D/Valuation : 01/10/2018
Description : CBD CHANGE OVER
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
100 M2	2.2
200 M2	1.9
400 M2	1.34
600 M2	1.18
800 M2	1.11
1000 M2	1
1200 M2	1
1500 M2	1
2000 M2	0.975
2500 M2	0.95
3000 M2	0.93
4000 M2	0.88
5000 M2	0.85
7500 M2	0.8
1 HA	0.75
1.25 HA	0.71
1.5 HA	0.68
2 HA	0.6
2.5 HA	0.53
3 HA	0.45
15 HA	0.4

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 29/01/2019 18:19:11
D/Valuation : 01/10/2018
Description : CNS MU PREMIUM LOCALITIES (EH,PP)
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
200 M2	1.9
400 M2	1.34
600 M2	1.18
800 M2	1.11
1000 M2	1
1200 M2	0.91
1500 M2	0.79
2000 M2	0.73
2500 M2	0.68
3000 M2	0.63
4000 M2	0.59
5000 M2	0.54
7500 M2	0.45
1 HA	0.36
1.25 HA	0.355
1.5 HA	0.35
2 HA	0.34
2.5 HA	0.33
3 HA	0.32
10 HA	0.28

Details

LG/Div : (2080) CAIRNS REGIONAL
Last Edited Date : 01/11/2018 09:44:52
D/Valuation : 01/10/2018
Description : CENTRAL CNS MU MEDIUM DENSITY
Size Allowance Method : LAND AREA

Land Area	Factor
1 M2	4
200 M2	2.3
400 M2	1.42
600 M2	1.19
800 M2	1.07
1000 M2	1
1200 M2	0.91
1500 M2	0.79
2000 M2	0.73
2500 M2	0.68
3000 M2	0.63
4000 M2	0.59
5000 M2	0.54
7500 M2	0.45
1 HA	0.36
1.25 HA	0.355
1.5 HA	0.35
2 HA	0.34
2.5 HA	0.33
3 HA	0.32
10 HA	0.28

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Details

LG/Div :	(2080) CAIRNS REGIONAL	Last Edited Date :	01/11/2018 09:44:52
D/Valuation :	01/10/2018		
Description :	CENTRAL CNS MU LOW MEDIUM DENSITY	Size Allowance Method :	LAND AREA

Land Area	Factor
1 M2	4
200 M2	2.3
400 M2	1.42
600 M2	1.19
800 M2	1.07
1000 M2	1
1200 M2	0.91
1500 M2	0.79
2000 M2	0.73
2500 M2	0.68
3000 M2	0.63
4000 M2	0.59
5000 M2	0.54
7500 M2	0.45
1 HA	0.36
1.25 HA	0.355
1.5 HA	0.35
2 HA	0.34
3 HA	0.32
10 HA	0.28

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Details

LG/Div :	(2080) CAIRNS REGIONAL	Last Edited Date :	15/01/2019 15:00:40
D/Valuation :	01/10/2018		
Description :	NORTHERN BEACHES MULTI UNIT	Size Allowance Method :	LAND AREA

Land Area	Factor
1 M2	10
200 M2	2.3
400 M2	1.75
500 M2	1.5
600 M2	1.3
700 M2	1.18
800 M2	1.09
900 M2	1.04
1000 M2	1
1200 M2	0.92
1400 M2	0.85
1600 M2	0.8
1800 M2	0.76
2000 M2	0.73
3000 M2	0.63
4000 M2	0.59
5000 M2	0.54
7500 M2	0.45
1 HA	0.38
1.25 HA	0.34
1.5 HA	0.32
2 HA	0.28
3 HA	0.26
4 HA	0.24
5 HA	0.22
6 HA	0.21
7.5 HA	0.19
15 HA	0.14
20 HA	0.12
25 HA	0.12
30 HA	0.1
90 HA	0.07

Details

LG/Div :	(2080) CAIRNS REGIONAL	Last Edited Date :	15/01/2019 17:22:34
D/Valuation :	01/10/2018		
Description :	NORTHERN BEACHES COMMERCIAL	Size Allowance Method :	LAND AREA

Land Area	Factor
1 M2	3
250 M2	2.5
300 M2	2.2
350 M2	2
400 M2	1.87
450 M2	1.75
500 M2	1.6
550 M2	1.49
600 M2	1.4
700 M2	1.23
800 M2	1.13
900 M2	1.06
1000 M2	1
1250 M2	1
1500 M2	0.95
2000 M2	0.95
3000 M2	0.93
4000 M2	0.9
5000 M2	0.88
6000 M2	0.85
7500 M2	0.8
1 HA	0.75
1.25 HA	0.7
1.5 HA	0.6
2 HA	0.5
2.5 HA	0.45
3 HA	0.45
7 HA	0.25
50 HA	0.25

N.B: Multi Unit size card applies to multi unit and englobo calculations in the northern beaches.

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SOUTHERN - COMMERCIAL - EDMONTON - SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $255	Size	Net Val	NV $/m²
200	$51,000			
400	$102,000			
600	$153,000	1.19	$182,070	$303
800	$204,000	1.07	$218,280	$273
1,000	$255,000	1	$255,000	$255
1,200	$306,000	0.97	$296,820	$247
1,500	$382,500	0.94	$359,550	$240
2,000	$510,000	0.9	$459,000	$230
2,500	$637,500	0.86	$548,250	$219
3,000	$765,000	0.82	$627,300	$209
4,000	$1,020,000	0.75	$765,000	$191
5,000	$1,275,000	0.69	$879,750	$176
7,500	$1,912,500	0.59	$1,128,375	$150
10,000	$2,550,000	0.53	$1,351,500	$135
12,500	$3,187,500	0.49	$1,561,875	$125
15,000	$3,825,000	0.46	$1,759,500	$117
20,000	$5,100,000	0.42	$2,142,000	$107
25,000	$6,375,000	0.38	$2,422,500	$97

SOUTHERN - COMMERCIAL - GORDONVALE - SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $205	Size	Net Val	NV $/m²
200	$41,000	1.62	$66,420	$332
400	$82,000	1.35	$110,700	$277
600	$123,000	1.17	$143,910	$240
800	$164,000	1.06	$173,840	$217
1,000	$205,000	1	$205,000	$205
1,200	$246,000	0.97	$238,620	$199
1,500	$307,500	0.94	$289,050	$193
2,000	$410,000	0.9	$369,000	$185
2,500	$512,500	0.87	$445,875	$178
3,000	$615,000	0.84	$516,600	$172
4,000	$820,000	0.78	$639,600	$160
5,000	$1,025,000	0.72	$738,000	$148
7,500	$1,537,500	0.63	$968,625	$129
10,000	$2,050,000	0.58	$1,189,000	$119
12,500	$2,562,500	0.54	$1,383,750	$111

EDMONTON INDUSTRIAL SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $200	Size	Net Val	NV $/m²
400	$80,000	1.5	$120,000	$300
600	$120,000	1.2	$144,000	$240
800	$160,000	1.05	$168,000	$210
1,000	$200,000	1	$200,000	$200
1,200	$240,000	0.97	$232,800	$194
1,500	$300,000	0.94	$282,000	$188
2,000	$400,000	0.9	$360,000	$180
2,500	$500,000	0.87	$435,000	$174
3,000	$600,000	0.84	$504,000	$168
4,000	$800,000	0.78	$624,000	$156
5,000	$1,000,000	0.72	$720,000	$144
7,500	$1,500,000	0.63	$945,000	$126
10,000	$2,000,000	0.58	$1,160,000	$116
12,500	$2,500,000	0.54	$1,350,000	$108
15,000	$3,000,000	0.51	$1,530,000	$102
20,000	$4,000,000	0.47	$1,880,000	$94
25,000	$5,000,000	0.44	$2,200,000	$88
30,000	$6,000,000	0.42	$2,520,000	$84
50,000	$10,000,000	0.38	$3,800,000	$76
75,000	$15,000,000	0.34	$5,100,000	$68
100,000	$20,000,000	0.32	$6,400,000	$64

GORDONVALE INDUSTRIAL SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $165	Size	Net Val	NV $/m²
400	$66,000	1.59	$104,940	$262
600	$99,000	1.25	$123,750	$206
800	$132,000	1.1	$145,200	$182
1,000	$165,000	1	$165,000	$165
1,200	$198,000	0.96	$190,080	$158
1,500	$247,500	0.9	$222,750	$149
2,000	$330,000	0.83	$273,900	$137
2,500	$412,500	0.77	$317,625	$127
3,000	$495,000	0.73	$361,350	$120
4,000	$660,000	0.66	$435,600	$109
5,000	$825,000	0.61	$503,250	$101
7,500	$1,237,500	0.52	$643,500	$86
10,000	$1,650,000	0.45	$742,500	$74

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WOREE MULTI UNIT - SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $220	Size	Net Val	NV $/m²
400	$88,000			
600	$132,000	1.23	$162,360	$271
800	$176,000	1.09	$191,840	$240
1,000	$220,000	1	$220,000	$220
1,200	$264,000	0.91	$240,240	$200
1,500	$330,000	0.81	$267,300	$178
2,000	$440,000	0.72	$316,800	$158
2,500	$550,000	0.68	$374,000	$150
3,000	$660,000	0.645	$425,700	$142
4,000	$880,000	0.59	$519,200	$130
5,000	$1,100,000	0.54	$594,000	$119
7,500	$1,650,000	0.45	$742,500	$99
10,000	$2,200,000	0.405	$891,000	$89
12,500	$2,750,000	0.38	$1,045,000	$84
15,000	$3,300,000	0.365	$1,204,500	$80
20,000	$4,400,000	0.34	$1,496,000	$75
25,000	$5,500,000	0.315	$1,732,500	$69
30,000	$6,600,000	0.3	$1,980,000	$66
50,000	$11,000,000	0.265	$2,915,000	$58
75,000	$16,500,000	0.245	$4,042,500	$54
100,000	$22,000,000	0.235	$5,170,000	$52
150,000	$33,000,000	0.23	$7,590,000	$51

EDMONTON & BENTLEY PARK - MULTI UNIT SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $220	Size	Net Val	NV $/m²
400	$88,000	1.46	$128,480	$321
600	$132,000	1.25	$165,000	$275
800	$176,000	1.1	$193,600	$242
1,000	$220,000	1	$220,000	$220
1,200	$264,000	0.91	$240,240	$200
1,500	$330,000	0.81	$267,300	$178
2,000	$440,000	0.71	$312,400	$156
2,500	$550,000	0.64	$352,000	$141
3,000	$660,000	0.58	$382,800	$128
4,000	$880,000	0.5	$440,000	$110
5,000	$1,100,000	0.43	$473,000	$95
7,500	$1,650,000	0.35	$577,500	$77
10,000	$2,200,000	0.3	$660,000	$66
12,500	$2,750,000	0.28	$770,000	$62
15,000	$3,300,000	0.27	$891,000	$59
20,000	$4,400,000	0.265	$1,166,000	$58
25,000	$5,500,000	0.26	$1,430,000	$57

WHITE ROCK - LMDR MULTI UNIT SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $195	Size	Net Val	NV $/m²
600	$117,000			
800	$156,000	1.08	$168,480	$211
1,000	$195,000	1	$195,000	$195
1,200	$234,000	0.92	$215,280	$179
1,500	$292,500	0.81	$236,925	$158
2,000	$390,000	0.69	$269,100	$135
2,500	$487,500	0.64	$312,000	$125
3,000	$585,000	0.6	$351,000	$117
4,000	$780,000	0.53	$413,400	$103
5,000	$975,000	0.47	$458,250	$92
7,500	$1,462,500	0.39	$570,375	$76
10,000	$1,950,000	0.34	$663,000	$66
12,500	$2,437,500	0.33	$804,375	$64
15,000	$2,925,000	0.32	$936,000	$62
20,000	$3,900,000	0.3	$1,170,000	$59
25,000	$4,875,000	0.29	$1,413,750	$57

GORDONVALE - LMDR MULTI UNIT SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $173	Size	Net Val	NV $/m²
600	$103,500	1.23	$127,305	$212
800	$138,000	1.1	$151,800	$190
1,000	$172,500	1	$172,500	$173
1,200	$207,000	0.9	$186,300	$155
1,500	$258,750	0.8	$207,000	$138
2,000	$345,000	0.665	$229,425	$115
2,500	$431,250	0.58	$250,125	$100
3,000	$517,500	0.51	$263,925	$88
4,000	$690,000	0.45	$310,500	$78

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WHITE ROCK - LMDR MULTI UNIT SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $195	Size	Net Val	NV $/m²
600	$117,000			
800	$156,000	1.08	$168,480	$211
1,000	$195,000	1	$195,000	$195
1,200	$234,000	0.92	$215,280	$179
1,500	$292,500	0.81	$236,925	$158
2,000	$390,000	0.69	$269,100	$135
2,500	$487,500	0.64	$312,000	$125
3,000	$585,000	0.6	$351,000	$117
4,000	$780,000	0.53	$413,400	$103
5,000	$975,000	0.47	$458,250	$92
7,500	$1,462,500	0.39	$570,375	$76
10,000	$1,950,000	0.34	$663,000	$66
12,500	$2,437,500	0.33	$804,375	$64
15,000	$2,925,000	0.32	$936,000	$62
20,000	$3,900,000	0.3	$1,170,000	$59
25,000	$4,875,000	0.29	$1,413,750	$57

GORDONVALE - LMDR MULTI UNIT SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $173	Size	Net Val	NV $/m²
600	$103,500	1.23	$127,305	$212
800	$138,000	1.1	$151,800	$190
1,000	$172,500	1	$172,500	$173
1,200	$207,000	0.9	$186,300	$155
1,500	$258,750	0.8	$207,000	$138
2,000	$345,000	0.665	$229,425	$115
2,500	$431,250	0.58	$250,125	$100
3,000	$517,500	0.51	$263,925	$88
4,000	$690,000	0.45	$310,500	$78

EDMONTON - ENGLOBO SIZE CARD (LMDR)

2018 - SUMMARY (input table)

Area	B/Rate $56	Size	Net Val	NV $/m²
1,000	$56,000	3.58	$200,480	$200.5
1,200	$67,200	3.33	$223,776	$186.5
1,500	$84,000	3	$252,000	$168.0
2,000	$112,000	2.55	$285,600	$142.8
2,500	$140,000	2.24	$313,600	$125.4
3,000	$168,000	2	$336,000	$112.0
4,000	$224,000	1.67	$374,080	$93.5
5,000	$280,000	1.45	$406,000	$81.2
7,500	$420,000	1.15	$483,000	$64.4
10,000	$560,000	1	$560,000	$56.0
12,500	$700,000	0.915	$640,500	$51.2
15,000	$840,000	0.855	$718,200	$47.9
20,000	$1,120,000	0.79	$884,800	$44.2
25,000	$1,400,000	0.755	$1,057,000	$42.3
30,000	$1,680,000	0.73	$1,226,400	$40.9
50,000	$2,800,000	0.64	$1,792,000	$35.8
75,000	$4,200,000	0.555	$2,331,000	$31.1
100,000	$5,600,000	0.49	$2,744,000	$27.4
150,000	$8,400,000	0.4	$3,360,000	$22.4
200,000	$11,200,000	0.35	$3,920,000	$19.6
250,000	$14,000,000	0.33	$4,620,000	$18.5
300,000	$16,800,000	0.3	$5,040,000	$16.8
500,000	$28,000,000	0.24	$6,720,000	$13.4

GORDONVALE - ENGLOBO SIZE CARD (LMDR)

2018 - SUMMARY (input table)

Area	B/Rate $40.	Size	Net Val	NV $/m²
1,000	$40,000			
1,200	$48,000			
1,500	$60,000			
2,000	$80,000			
2,500	$100,000			
3,000	$120,000			
4,000	$160,000	1.85	$296,000	$74
5,000	$200,000	1.57	$314,000	$63
7,500	$300,000	1.19	$357,000	$48
10,000	$400,000	1	$400,000	$40
12,500	$500,000	0.86	$430,000	$34
15,000	$600,000	0.76	$456,000	$30
20,000	$800,000	0.64	$512,000	$26
25,000	$1,000,000	0.6	$600,000	$24
30,000	$1,200,000	0.58	$696,000	$23
50,000	$2,000,000	0.52	$1,040,000	$21
75,000	$3,000,000	0.45	$1,350,000	$18
100,000	$4,000,000	0.4	$1,600,000	$16
150,000	$6,000,000	0.35	$2,100,000	$14
200,000	$8,000,000	0.31	$2,480,000	$12
250,000	$10,000,000	0.29	$2,900,000	$12
300,000	$12,000,000	0.26	$3,120,000	$10
500,000	$20,000,000	0.22	$4,400,000	$9

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GOLDSBOROUGH - RURAL RES. ENGLOBO SIZE CARD

2018 - SUMMARY (input table)

Area	B/Rate $30.	Size	Net Val	NV $/m²
4,000	$120,000	1.67	$200,400	$50.10
5,000	$150,000	1.48	$222,000	$44.40
7,500	$225,000	1.18	$265,500	$35.40
10,000	$300,000	1	$300,000	$30.00
12,500	$375,000	0.85	$318,750	$25.50
15,000	$450,000	0.735	$330,750	$22.05
20,000	$600,000	0.6	$360,000	$18.00
25,000	$750,000	0.515	$386,250	$15.45
30,000	$900,000	0.46	$414,000	$13.80
50,000	$1,500,000	0.32	$480,000	$9.60
75,000	$2,250,000	0.25	$562,500	$7.50
100,000	$3,000,000	0.21	$630,000	$6.30
150,000	$4,500,000	0.175	$787,500	$5.25
200,000	$6,000,000	0.16	$960,000	$4.80
250,000	$7,500,000	0.15	$1,125,000	$4.50
300,000	$9,000,000	0.14	$1,260,000	$4.20
500,000	$15,000,000	0.13	$1,950,000	$3.90

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2080:201												
LG/DIV:SMA	Analysis ID	Improvement Level	Category	Sale Date	Property Address	Sale Area	Existing Value	Analysed Value	Proposed Value	Analysed Factor	Proposed Factor	Percent Application
2080:201	237375	VAC	RES	5/11/2015	28 GOODWIN ST,EDGE HILL	786	$345,000	$405,000	$415,000	1.17	1.20	102.47%
2080:201	249796	DEM	RES	20/11/2015	28 GROVE ST,CAIRNS NORTH	735	$212,500	$306,000	$265,000	1.44	1.25	86.60%
2080:201	251329	VAC	RES	4/11/2015	4A LUCY CL,KANIMBLA	700	$207,500	$249,000	$237,500	1.20	1.14	95.38%
2080:201	251331	VAC	RES	4/11/2015	4B LUCY CL,KANIMBLA	758	$207,500	$248,000	$237,500	1.20	1.14	95.77%
2080:201	251332	VAC	RES	6/11/2015	4B LUCY CL,KANIMBLA	709	$195,000	$245,000	$225,000	1.26	1.15	91.84%
2080:201	251339	VAC	RES	23/02/2016	103 MCFARLANE DVE,KANIMBLA	700	$230,000	$290,750	$265,000	1.26	1.15	91.14%
2080:201	277996	LIM	IND	5/08/2016	348 SPENCE ST,BUNGALOW	5048	$680,000	$700,000	$700,000	1.03	1.03	100.00%
2080:201	278126	VAC	RES	8/10/2016	23 MARY ST,PARRAMATTA PARK	255	$150,000	$200,000	$180,000	1.33	1.20	90.00%
2080:201	278133	VAC	RES	3/08/2016	4 CARMELO CL WHITFIELD	1448	$315,000	$305,000	$360,000	0.97	1.14	118.03%
2080:201	278710	IMP	IND	10/08/2016	197 NEWELL ST,BUNGALOW	688	$192,500	$225,000	$205,000	1.17	1.06	91.11%
2080:201	278996	VAC	RES	15/02/2017	13 OCEANVIEW PL,MOOROOBOOL	3329	$440,000	$475,000	$440,000	1.08	1.00	92.63%
2080:201	279699	DEM	RES	24/02/2016	75 HILLVIEW CRES,WHITFIELD	920	$285,000	$328,000	$330,000	1.15	1.16	100.61%
2080:201	280143	VAC	RES	18/08/2016	20 CITY VIEW CRES,MOOROOBOOL	626	$192,500	$210,000	$212,500	1.09	1.10	101.19%
2080:201	288368	VAC	RES	8/07/2016	4 EMPEROR ST,KANIMBLA	752	$225,000	$287,000	$270,000	1.28	1.20	94.08%
2080:201	290607	VAC	RES	6/07/2016	87 MCFARLANE DVE,KANIMBLA	683	$227,500	$278,000	$260,000	1.22	1.14	93.53%
2080:201	315680	VAC	RES	13/11/2017	21 LUDERICK ST,KANIMBLA	700	$250,000	$340,000	$300,000	1.36	1.20	88.24%
2080:201	315682	VAC	RES	17/10/2017	86 MCFARLANE DVE,KANIMBLA	690	$225,000	$305,000	$270,000	1.36	1.20	88.52%
2080:201	315684	VAC	RES	15/01/2018	20 CLEMSON AV,EDGE HILL	405	$210,000	$275,000	$250,000	1.31	1.19	90.91%
2080:201	321704	VAC	RES	7/02/2018	3 TRUNDLE TCE,WHITFIELD	1084	$255,000	$225,000	$225,000	0.88	0.88	100.00%
2080:201	321707	DEM	RES	2/02/2018	573 MULGRAVE RD,EARLVILLE	688	$152,500	$176,000	$160,000	1.15	1.05	90.91%
2080:201	321713	VAC	RES	16/10/2017	4 ATHERTON ST,WHITFIELD	584	$200,000	$252,500	$230,000	1.26	1.15	91.09%
2080:201	321715	VAC	MUL	11/10/2017	84 EDGE CT,MANOORA	704	$207,500	$255,000	$240,000	1.23	1.16	94.12%
2080:201	321717	VAC	RES	5/10/2017	5 STRUTTON PL,MOOROOBOOL	2141	$400,000	$500,000	$450,000	1.25	1.13	90.00%
2080:201	321724	VAC	RES	6/07/2017	9 TROUT ST,KANIMBLA	646	$205,000	$195,000	$215,000	0.95	1.05	110.26%
2080:201	321726	VAC	RES	20/06/2017	61 MCFARLANE DVE,KANIMBLA	738	$220,000	$274,000	$255,000	1.25	1.16	93.07%
2080:201	335771	IMP	COM	17/01/2018	5 PALM AV,PARRAMATTA PARK	878	$310,000	$400,000	$335,000	1.29	1.08	83.75%
2080:201	336105	DEM	MUL	30/05/2018	573 MULGRAVE RD,EARLVILLE	688	$162,000	$176,000	$170,000	1.09	1.05	96.59%
2080:201	336137	VAC	RES	2/08/2018	4 CARMELO CL WHITFIELD	1448	$315,000	$405,000	$360,000	1.29	1.14	88.89%
2080:201	338840	VAC	RES	13/09/2018	7 KNOWLES ST,WHITFIELD	3550	$465,000	$670,000	$560,000	1.44	1.20	83.58%
2080:201	338845	VAC	RES	22/08/2018	14 LUDERICK ST,KANIMBLA	1132	$245,000	$330,000	$295,000	1.35	1.20	89.39%
2080:201	343618	IMP	RES	3/09/2016	258 LAKE ST,CAIRNS NORTH	414	$245,000	$350,000	$305,000	1.43	1.24	87.14%
2080:201	353735	DEM	RES	13/10/2017	14 PEMBROKE ST,PARRAMATTA PARK	410	$185,000	$201,000	$222,500	1.09	1.20	110.70%
2080:201	236462	VAC	RES	16/10/2015	30 BARNES ST,EARLVILLE	888	$290,000	$340,000	$320,000	1.17	1.10	94.12%
2080:201	251333	VAC	RES	10/11/2015	5 GLENLEA ST,EDGE HILL	468	$215,000	$280,000	$250,000	1.30	1.16	89.29%
2080:201	251337	VAC	RES	21/01/2016	2A LUCY CL,KANIMBLA	704	$207,500	$255,000	$237,500	1.23	1.14	93.14%
2080:201	253704	VAC	RES	22/01/2016	7 KNOWLES ST,WHITFIELD	3550	$465,000	$570,000	$560,000	1.23	1.20	98.25%
2080:201	253705	VAC	RES	2/12/2015	12 TREVALLY CL,KANIMBLA	658	$237,500	$250,000	$260,000	1.05	1.09	104.00%
2080:201	255304	VAC	RES	19/04/2016	7 KINGFISHER CL,EARLVILLE	3807	$375,000	$550,000	$470,000	1.47	1.25	85.45%
2080:201	255305	VAC	RES	14/04/2016	33 NELSON ST,BUNGALOW	405	$133,000	$130,000	$133,000	0.98	1.00	102.31%
2080:201	260856	VAC	RES	3/06/2016	88 MCFARLANE DVE,KANIMBLA	690	$225,000	$268,500	$260,000	1.19	1.16	96.83%
2080:201	260858	VAC	RES	3/06/2016	84 MCFARLANE DVE,KANIMBLA	690	$227,500	$271,500	$260,000	1.19	1.14	95.76%
2080:201	260861	VAC	RES	3/06/2016	3 LUDERICK ST,KANIMBLA	675	$227,500	$290,000	$275,000	1.27	1.21	94.83%
2080:201	278125	VAC	RES	4/10/2016	17 RAINTREE PL,EDGE HILL	1062	$320,000	$310,000	$310,000	0.97	0.97	100.00%
2080:201	278130	VAC	RES	5/09/2016	2 EMPEROR ST,KANIMBLA	768	$225,000	$282,000	$260,000	1.25	1.16	92.20%
2080:201	278134	VAC	RES	26/07/2016	4 LUDERICK ST,KANIMBLA	724	$232,500	$299,000	$280,000	1.29	1.20	93.65%
2080:201	279967	VAC	RES	18/08/2016	18 CITY VIEW CRES,MOOROOBOOL	507	$182,500	$200,000	$200,000	1.10	1.10	100.00%
2080:201	288356	VAC	RES	21/11/2016	8 EMPEROR ST,KANIMBLA	756	$230,000	$292,000	$265,000	1.27	1.15	90.75%
2080:201	288360	VAC	RES	4/08/2016	7 JULIAN CL,MOOROOBOOL	2555	$167,500	$152,500	$152,500	0.91	0.91	100.00%
2080:201	288362	VAC	RES	16/01/2017	49 NOLAN ST WHITFIELD	881	$305,000	$390,000	$350,000	1.28	1.15	89.74%

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2080:201	288418	VAC	MUL	2/03/2017	10 MACILWRAITH ST MANOORA	1012	$210,000	$257,000	$210,000	1.22	1.00	81.71%
2080:201	290511	VAC	RES	9/05/2017	71 CALLUM ST,MOOROOBOOL	1067	$190,000	$180,000	$180,000	0.95	0.95	100.00%
2080:201	313452	VAC	RES	13/07/2017	12 PYNE ST EDGE HILL	582	$310,000	$400,000	$345,000	1.29	1.11	86.25%
2080:201	315674	VAC	RES	15/12/2017	16 LUDERICK ST,KANIMBLA	751	$250,000	$340,000	$300,000	1.36	1.20	88.24%
2080:201	315675	VAC	RES	24/09/2017	9 TARWHINE CL,KANIMBLA	814	$235,000	$248,000	$235,000	1.06	1.00	94.76%
2080:201	315676	VAC	RES	13/11/2017	28 LUDERICK ST,KANIMBLA	742	$290,000	$370,000	$350,000	1.28	1.21	94.59%
2080:201	315677	VAC	RES	13/11/2017	29 LUDERICK ST KANIMBLA	753	$290,000	$370,000	$350,000	1.28	1.21	94.59%
2080:201	315678	VAC	RES	13/11/2017	27 LUDERICK ST KANIMBLA	727	$280,000	$360,000	$335,000	1.29	1.20	93.06%
2080:201	315681	VAC	RES	13/11/2017	3 BASS CL,KANIMBLA	959	$237,500	$325,000	$285,000	1.37	1.20	87.69%
2080:201	321663	VAC	RES	14/03/2018	3B BRINSMEAD TCE,KANIMBLA	1000	$197,500	$205,000	$197,500	1.04	1.00	96.34%
2080:201	321703	VAC	RES	11/02/2018	80 SUMMER HILL DVE,MOOROOBOOL	1170	$365,000	$470,000	$440,000	1.29	1.21	93.62%
2080:201	321709	VAC	RES	18/12/2017	2 GOUGH ST,MANUNDA	346	$130,000	$138,000	$130,000	1.06	1.00	94.20%
2080:201	321712	VAC	RES	23/10/2017	31 EDGE CT,MANOORA	255	$160,000	$190,910	$167,500	1.19	1.05	87.74%
2080:201	321732	VAC	RES	3/06/2016	83 MCFARLANE DVE KANIMBLA	717	$230,000	$284,000	$265,000	1.23	1.15	93.31%
2080:201	246726	VAC	RES	25/01/2016	64 MURRAY ST,MANOORA	809	$146,000	$147,500	$146,000	1.01	1.00	98.98%
2080:201	251330	VAC	RES	4/11/2015	6A LUCY CL,KANIMBLA	1036	$200,000	$249,000	$230,000	1.25	1.15	92.37%
2080:201	251338	VAC	RES	21/01/2016	2B LUCY CL,KANIMBLA	700	$207,500	$250,000	$237,500	1.20	1.14	95.00%
2080:201	252009	VAC	RES	29/02/2016	9 TARWHINE CL,KANIMBLA	814	$235,000	$235,000	$235,000	1.00	1.00	100.00%
2080:201	255303	VAC	RES	20/04/2016	18 OCEANVIEW PL,MOOROOBOOL	946	$270,000	$264,000	$265,000	0.98	0.98	100.38%
2080:201	258597	VAC	RES	10/05/2016	56 MCFARLANE DVE,KANIMBLA	655	$207,500	$238,000	$237,500	1.15	1.14	99.79%
2080:201	260853	VAC	RES	3/06/2016	13 LUDERICK ST KANIMBLA	685	$237,500	$305,000	$285,000	1.28	1.20	93.44%
2080:201	260854	VAC	RES	3/06/2016	9 LUDERICK ST,KANIMBLA	696	$235,000	$299,000	$280,000	1.27	1.19	93.65%
2080:201	261055	VAC	RES	8/07/2016	6A FRIEND ST,EDGE HILL	636	$305,000	$315,000	$315,000	1.03	1.03	100.00%
2080:201	278128	VAC	RES	7/10/2016	89 MCFARLANE DVE,KANIMBLA	731	$227,500	$295,000	$260,000	1.30	1.14	88.14%
2080:201	278131	VAC	RES	26/08/2016	3 KOPPEN TCE,MOOROOBOOL	600	$265,000	$240,000	$295,000	0.91	1.11	122.92%
2080:201	278135	VAC	RES	21/07/2016	3 SERGEANT ST,KANIMBLA	759	$250,000	$273,000	$250,000	1.09	1.00	91.58%
2080:201	288351	VAC	RES	20/04/2017	17 ELEANOR CL,MOOROOBOOL	716	$180,000	$186,000	$180,000	1.03	1.00	96.77%
2080:201	288352	VAC	RES	13/03/2017	7 PLANCHONELLA CL,EDGE HILL	2320	$275,000	$295,000	$275,000	1.07	1.00	93.22%
2080:201	288353	VAC	RES	4/03/2017	5 STUART ST,EDGE HILL	785	$345,000	$449,500	$415,000	1.30	1.20	92.32%
2080:201	288357	VAC	RES	25/09/2016	3A BRINSMEAD TCE,KANIMBLA	2000	$232,500	$310,000	$295,000	1.33	1.27	95.16%
2080:201	288400	IMP	RES	30/11/2016	54 GATTON ST,PARRAMATTA PARK	405	$185,000	$255,000	$222,500	1.38	1.20	87.25%
2080:201	290608	VAC	RES	6/04/2016	50B IRENE ST,MOOROOBOOL	515	$160,000	$187,000	$175,000	1.17	1.09	93.58%
2080:201	290920	DEM	MUL	10/09/2015	20 HILL ST MANUNDA	1012	$212,500	$284,000	$232,500	1.34	1.09	81.87%
2080:201	294874	IMP	COM	7/06/2017	310 SEVERIN ST,PARRAMATTA PARK	812	$400,000	$455,000	$440,000	1.14	1.10	96.70%
2080:201	303369	VAC	RES	21/08/2017	4 TREVALLY CL,KANIMBLA	635	$237,500	$250,000	$250,000	1.05	1.05	100.00%
2080:201	315679	VAC	RES	13/11/2017	6 BASS CL,KANIMBLA	781	$232,500	$320,000	$280,000	1.38	1.20	87.50%
2080:201	318374	VAC	RES	13/11/2017	1 BASS CL KANIMBLA, 10 LUDERICK ST KANIMBLA	1774	$487,500	$660,000	$590,000	1.35	1.21	89.39%
2080:201	321711	VAC	RES	27/11/2017	18 LUDERICK ST,KANIMBLA	750	$260,000	$345,000	$310,000	1.33	1.19	89.86%
2080:201	321728	VAC	RES	4/07/2017	116 NOLAN ST,WHITFIELD	2217	$340,000	$350,000	$340,000	1.03	1.00	97.14%
2080:201	335870	DEM	RES	3/02/2017	34 BOLTON ST,WHITFIELD	719	$265,000	$310,000	$305,000	1.17	1.15	98.39%
2080:201	336116	VAC	RES	5/06/2018	66B BIRCH ST,MANUNDA	761	$157,500	$157,000	$157,500	1.00	1.00	100.32%
2080:201	336135	VAC	RES	2/07/2018	34 JUNCTION ST,EDGE HILL	831	$255,000	$240,000	$240,000	0.94	0.94	100.00%
2080:201	337699	DEM	MUL	8/05/2018	7 DENBEIGH ST PARRAMATTA PARK, 9 DENBEIGH ST PARRAMATTA PARK	910	$365,000	$530,000	$500,000	1.45	1.37	94.34%
2080:201	338846	VAC	RES	3/08/2018	19 LUDERICK ST,KANIMBLA	700	$245,000	$335,000	$295,000	1.37	1.20	88.06%
2080:201	339908	IMP	MUL	7/03/2018	7 BARRETT ST,BUNGALOW	1134	$260,000	$315,000	$310,000	1.21	1.19	98.41%
2080:201, 2080:2	233965	DEM	COM	25/06/2015	237 SHERIDAN ST CAIRNS NORTH, 26 CHARLES ST CAIRNS NORTH	4272	$1,800,000	$2,009,000	$2,000,000	1.12	1.11	99.55%
2080:201	250773	VAC	RES	2/02/2016	35 KOPPEN TCE,MOOROOBOOL	734	$217,500	$182,500	$182,500	0.84	0.84	100.00%
2080:201	251334	VAC	RES	11/11/2015	7 TREVALLY CL,KANIMBLA	758	$230,000	$240,000	$255,000	1.04	1.11	106.25%
2080:201	251336	VAC	RES	8/01/2016	18 TROUT ST,KANIMBLA	673	$242,500	$265,000	$280,000	1.09	1.15	105.66%

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2080:201	255302	VAC	RES	24/05/2016	17 CAMBANORA PL,MOOROOBOOL	932	$295,000	$298,000	$295,000	1.01	1.00	98.99%
2080:201	260852	VAC	RES	3/06/2016	11 LUDERICK ST KANIMBLA	696	$237,500	$310,000	$285,000	1.31	1.20	91.94%
2080:201	260855	VAC	RES	6/06/2016	82 MCFARLANE DVE,KANIMBLA	690	$227,500	$274,500	$260,000	1.21	1.14	94.72%
2080:201	260857	VAC	RES	3/06/2016	90 MCFARLANE DVE,KANIMBLA	690	$225,000	$266,500	$260,000	1.18	1.16	97.56%
2080:201	260859	VAC	RES	3/06/2016	80 MCFARLANE DVE,KANIMBLA	694	$230,000	$279,500	$265,000	1.22	1.15	94.81%
2080:201	260860	VAC	RES	3/06/2016	7 LUDERICK ST,KANIMBLA	677	$235,000	$280,000	$280,000	1.19	1.19	100.00%
2080:201	278127	VAC	RES	30/11/2016	38 HUTCHINSON ST,EDGE HILL	2176	$320,000	$220,000	$270,000	0.69	0.84	122.73%
2080:201	278129	VAC	RES	29/09/2016	4A WOODMONT PL,MOOROOBOOL	424	$230,000	$182,500	$195,000	0.79	0.85	106.85%
2080:201	278132	VAC	RES	16/08/2016	86 MCFARLANE DVE,KANIMBLA	690	$225,000	$270,000	$260,000	1.20	1.16	96.30%
2080:201	278136	VAC	RES	20/07/2016	10 EMPEROR ST,KANIMBLA	776	$230,000	$295,000	$275,000	1.28	1.20	93.22%
2080:201	278708	LIM	IND	23/12/2016	74 MOREHEAD ST,BUNGALOW	495	$146,000	$190,000	$160,000	1.30	1.10	84.21%
2080:201	279026	VAC	RES	27/10/2016	4 ATHERTON ST,WHITFIELD	584	$200,000	$230,000	$230,000	1.15	1.15	100.00%
2080:201	288354	VAC	RES	8/02/2017	6 KNOTT CT,WHITFIELD	1661	$410,000	$400,000	$400,000	0.98	0.98	100.00%
2080:201	288366	VAC	RES	23/08/2016	573 MULGRAVE RD,EARLVILLE	688	$152,500	$141,000	$160,000	0.92	1.05	113.48%
2080:201	288370	VAC	RES	3/06/2016	6 EMPEROR ST,KANIMBLA	758	$227,500	$289,000	$275,000	1.27	1.21	95.16%
2080:201	288371	VAC	RES	24/01/2017	70 MCFARLANE DVE,KANIMBLA	676	$215,000	$265,000	$247,500	1.23	1.15	93.40%
2080:201	290600	IMP	RES	25/06/2016	6 FRIEND ST,EDGE HILL	439	$300,000	$315,000	$315,000	1.05	1.05	100.00%
2080:201	294880	VAC	RES	8/05/2017	7 TARWHINE CL,KANIMBLA	808	$235,000	$240,000	$235,000	1.02	1.00	97.92%
2080:201	321710	VAC	MUL	5/12/2017	40 EDGE CT,MANOORA	632	$190,000	$263,000	$217,500	1.38	1.14	82.70%
2080:201	321720	VAC	RES	12/07/2017	6 CARMELO CL WHITFIELD	1002	$300,000	$364,000	$345,000	1.21	1.15	94.78%
2080:201	321729	VAC	RES	9/06/2017	8 EMPEROR ST,KANIMBLA	756	$230,000	$315,000	$275,000	1.37	1.20	87.30%
2080:201	321730	VAC	RES	3/06/2016	92 MCFARLANE DVE,KANIMBLA	692	$225,000	$265,000	$260,000	1.18	1.16	98.11%
2080:201	321731	VAC	RES	3/06/2016	85 MCFARLANE DVE KANIMBLA	691	$230,000	$275,000	$265,000	1.20	1.15	96.36%
2080:201	321856	DEM	RES	21/02/2018	36 GOODWIN ST,EDGE HILL	680	$350,000	$485,000	$420,000	1.39	1.20	86.60%
2080:201	329410	VAC	RES	16/04/2018	9 STRUTTON PL,MOOROOBOOL	1099	$325,000	$343,000	$325,000	1.06	1.00	94.75%
2080:201	335873	DEM	MUL	20/02/2018	57 SCOTT ST,BUNGALOW	607	$190,000	$380,000	$225,000	2.00	1.18	59.21%
2080:201	336125	VAC	RES	13/03/2018	7 EDGE CT,MANOORA	299	$167,500	$180,910	$175,000	1.08	1.04	96.73%
2080:201	340372	DEM	MUL	10/09/2018	200 LAKE ST,CAIRNS NORTH	403	$340,000	$460,000	$400,000	1.35	1.18	86.96%
2080:201	344004	DEM	COM	2/12/2015	7 JUBILEE ST,PARRAMATTA PARK	405	$215,000	$255,000	$230,000	1.19	1.07	90.20%
2080:201	345273	VAC	RES	2/10/2018	2 BASS CL,KANIMBLA	745	$235,000	$318,000	$280,000	1.35	1.19	88.05%
2080:201	345986	VAC	RHS	10/10/2017	140R LAKE MORRIS RD,KANIMBLA	158900	$350,000	$300,000	$300,000	0.86	0.86	100.00%
2080:201	336120	IMP	COM	16/11/2017	60 ANDERSON ST,MANUNDA, 62 ANDERSON ST,MANUNDA	1633	$550,000	$730,000	$610,000	1.33	1.11	83.56%
2080:201	336128	VAC	RES	9/11/2017	18 EDGE CT,MANOORA	250	$160,000	$177,000	$167,500	1.11	1.05	94.63%
2080:201	336136	VAC	RES	17/06/2018	0 CASSIA ST,EDGE HILL	354	$175,000	$265,000	$210,000	1.51	1.20	79.25%
2080:201	336143	VAC	RES	3/06/2016	5 LUDERICK ST,KANIMBLA	679	$237,500	$295,000	$285,000	1.24	1.20	96.61%
2080:201	338681	VAC	RES	31/07/2018	10 BEL-AIR DVE,WHITFIELD	712	$280,000	$282,500	$280,000	1.01	1.00	99.12%
2080:201	338843	VAC	RES	30/07/2018	8A PENNY CL,WHITFIELD	486	$180,000	$170,000	$207,500	0.94	1.15	122.06%
2080:201	340054	VAC	RES	10/07/2018	7B MARCUS CL,MOOROOBOOL	3056	$350,000	$390,000	$370,000	1.11	1.06	94.87%
2080:201	343619	IMP	RES	3/08/2016	260 LAKE ST,CAIRNS NORTH	414	$245,000	$340,000	$305,000	1.39	1.24	89.71%
2080:201	344438	VAC	RES	17/02/2017	11 JULIAN CL,MOOROOBOOL	2527	$187,500	$160,000	$160,000	0.85	0.85	100.00%
2080:201	344868	VAC	RES	20/08/2018	535A MCCORMACK ST,EDGE HILL	555	$300,000	$330,000	$310,000	1.10	1.03	93.94%
2080:201	336140	VAC	RES	25/06/2018	25 LUDERICK ST,KANIMBLA	700	$270,000	$355,000	$325,000	1.31	1.20	91.55%
2080:201	336141	VAC	RES	19/04/2018	23 LUDERICK ST,KANIMBLA	700	$260,000	$345,000	$310,000	1.33	1.19	89.86%
2080:201	343617	DEM	RES	1/10/2016	256 LAKE ST,CAIRNS NORTH	414	$245,000	$365,000	$305,000	1.49	1.24	83.56%
2080:201	344620	VAC	RES	22/10/2018	19 PELLING CL,KANIMBLA	775	$215,000	$255,000	$247,500	1.19	1.15	97.06%
2080:201	344873	VAC	RES	22/11/2018	30 BARNES ST,EARLVILLE	888	$290,000	$350,000	$320,000	1.21	1.10	91.43%
2080:201	345623	VAC	RES	13/11/2018	5 BASS CL,KANIMBLA	884	$237,500	$320,000	$285,000	1.35	1.20	89.06%
2080:201	346114	IMP	IND	2/03/2018	197 NEWELL ST,BUNGALOW	688	$192,500	$280,000	$205,000	1.45	1.06	73.21%

Test	Standard	Score	Comment
COD	<= 15%	6.31%	

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MVP	>=85%<=100%	94.95%
PRD	>=98%<=103%	101.18%
PHV (Against)	No Standard	13.01%
PLV (Support)	No Standard	7.53%

2080:205

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:205	253706	VAC	COM	2/10/2015	244 MCCOOMBE ST,BUNGALOW	594	$230,000	$270,000	$247,500	1.17	1.08	91.67%
2080:205	292667	DEM	COM	8/03/2017	340 SHERIDAN ST,CAIRNS NORTH	1070	$455,000	$597,000	$455,000	1.31	1.00	76.21%
2080:205	322338	VAC	MUL	17/03/2017	181 LAKE ST CAIRNS CITY	506	$420,000	$450,000	$450,000	1.07	1.07	100.00%
2080:205	336107	IMP	COM	17/07/2018	186 MULGRAVE RD,WESTCOURT	562	$290,000	$290,000	$290,000	1.00	1.00	100.00%
2080:205	219994	VAC	COM	25/02/2015	59 MULGRAVE RD,PARRAMATTA PARK	3390	$1,600,000	$1,680,000	$1,650,000	1.05	1.03	98.21%
2080:205	272460	VAC	COM	23/08/2016	198 SHERIDAN ST CAIRNS NORTH, 200 SHERIDAN ST CAIRNS NORTH	1442	$760,000	$931,000	$840,000	1.23	1.11	90.23%
2080:205	278682	VAC	MUL	11/03/2016	2 SMITH ST,CAIRNS NORTH	3507	$2,100,000	$2,525,000	$2,500,000	1.20	1.19	99.01%
2080:205	278691	DEM	MUL	3/11/2016	344 SHERIDAN ST,CAIRNS NORTH	1004	$425,000	$458,000	$425,000	1.08	1.00	92.79%
2080:205	281399	LIM	COM	31/05/2016	112 MULGRAVE RD,PARRAMATTA PARK	1620	$920,000	$1,050,000	$920,000	1.14	1.00	87.62%
2080:205	336145	DEM	MUL	17/12/2015	219 ESPLANADE ,CAIRNS NORTH	2156	$2,300,000	$2,630,000	$2,500,000	1.14	1.09	95.06%
2080:205	336146	IMP	IND	2/08/2018	454A SHERIDAN ST,CAIRNS NORTH	1603	$310,000	$325,000	$310,000	1.05	1.00	95.38%
2080:205	266976	DEM	COM	2/12/2015	4 MILLER ST PARRAMATTA PARK, 79 MULGRAVE RD PARRAMATTA PARK, 85 MULGRAVE RD PARRAMATTA PARK, 87 MULGRAVE RD PARRAMATTA PARK	2835	$1,400,000	$1,820,000	$1,600,000	1.30	1.14	87.91%
2080:205	278995	VAC	COM	13/09/2016	51 MCLEOD ST,CAIRNS CITY	1012	$530,000	$715,000	$630,000	1.35	1.19	88.11%
2080:205	307917	VAC	COM	14/06/2017	28 MINNIE ST,CAIRNS CITY	413	$275,000	$312,000	$300,000	1.13	1.09	96.15%
2080:201, 2080:2	233965	DEM	COM	25/06/2015	237 SHERIDAN ST CAIRNS NORTH, 26 CHARLES ST CAIRNS NORTH	4272	$1,800,000	$2,009,000	$2,000,000	1.12	1.11	99.55%
2080:205	278689	DEM	RES	23/11/2016	342 SHERIDAN ST,CAIRNS NORTH	1047	$445,000	$463,000	$445,000	1.04	1.00	96.11%
2080:205	290573	DEM	COM	23/11/2016	344 SHERIDAN ST,CAIRNS NORTH	1024	$435,000	$443,000	$435,000	1.02	1.00	98.19%
2080:205	290800	IMP	COM	7/03/2017	118 MCLEOD ST,CAIRNS CITY	1012	$530,000	$670,000	$640,000	1.26	1.21	95.52%
2080:205	292649	DEM	MUL	14/12/2016	64 CAIRNS ST CAIRNS NORTH	1015	$375,000	$502,000	$450,000	1.34	1.20	89.64%
2080:205	315460	IMP	COM	24/11/2017	413 MULGRAVE RD,BUNGALOW	2483	$900,000	$970,000	$900,000	1.08	1.00	92.78%
2080:205	351885	IMP	COM	4/08/2017	8A MINNIE ST,CAIRNS CITY	1000	$690,000	$750,000	$770,000	1.09	1.12	102.67%

Test	Standard	Score	Comment
COD	<= 15%	4.72%	Market movement has not been consistent; a compression of values has occurred and peripheral locations are not as sought after, therefore the factor applied within the SMA is not consistent.
MVP	>=85%<=100%	93.87%	
PRD	>=98%<=103%	99.39%	
PHV (Against)	No Standard	4.76%	
PLV (Support)	No Standard	4.76%	

2080:206

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:206	226653	VAC	COM	10/11/2014	120 LAKE ST,CAIRNS CITY	3999	$3,800,000	$4,400,000	$4,200,000	1.16	1.11	95.45%
2080:206	290814	IMP	COM	23/03/2016	133 LAKE ST CAIRNS CITY	711	$640,000	$700,000	$660,000	1.09	1.03	94.29%
2080:206	319151	VAC	COM	22/09/2016	120 LAKE ST,CAIRNS CITY	3999	$3,800,000	$8,000,000	$4,200,000	2.11	1.11	52.50%
2080:206	319268	IMP	COM	23/06/2017	33 SHERIDAN ST,CAIRNS CITY	1012	$660,000	$750,000	$760,000	1.14	1.15	101.33%
2080:206	319546	IMP	COM	12/02/2018	21 SHERIDAN ST,CAIRNS CITY	1012	$660,000	$760,000	$760,000	1.15	1.15	100.00%

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2080:206	227867	VAC	COM	19/08/2015	149 LAKE ST,CAIRNS CITY	1016	$850,000	$960,000	$890,000	1.13	1.05	92.71%
2080:206	340354	VAC	COM	24/07/2017	108 SHERIDAN ST,CAIRNS CITY	1012	$660,000	$1,500,000	$730,000	2.27	1.11	48.67%
2080:206	326163	DEM	COM	23/11/2017	120 GRAFTON ST,CAIRNS CITY, 124 GRAFTON ST,CAIRNS CITY	5065	$4,100,000	$6,500,000	$4,600,000	1.59	1.12	70.77%

Test	Standard	Score	Comment
COD	<= 15%	16.76%	Two of the transactions are considered well above market levels (overseas investors) and sitting at 52% and 70% application have not been used as a basis. A further adjoining owner purchaser also sits well above the improved market at an application of 48%. The balance sales sit within an acceptable range of application for a market over a three year valuation period.
MVP	>=85%<=100%	81.96%	Two of the transactions are considered well above market levels (overseas investors) and sitting at 52% and 70% application - these are not a representation of "market value" due to the unusual monetary circumstances. A further adjoining owner purchaser also sits well above the improved market at an application of 48% - this sale price exceeds the improved market. The balance sales sit within an acceptable range of application for a market over a three year valuation period.
PRD	>=98%<=103%	114.99%	Given that three of the sales have been used as support sales only due to overseas investment and adjoining owner purchases, the balance sales are well applied. Sales at 100% and 101% application are improved sales with the added value of improvements determined via the sales of property on the periphery of the CBD.
PHV (Against)	No Standard	12.50%	
PLV (Support)	No Standard	37.50%	

2080:207

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:207	236619	VAC	MUL	15/10/2015	369 MCCOOMBE ST,MOOROOBOOL	825	$182,500	$201,600	$192,500	1.10	1.05	95.49%
2080:207	256411	VAC	MUL	23/02/2016	15 COXALL ST,MOOROOBOOL	809	$180,000	$200,000	$180,000	1.11	1.00	90.00%
2080:207	290521	VAC	MUL	7/02/2017	17 O`HARA ST,EARLVILLE	851	$197,500	$205,000	$205,000	1.04	1.04	100.00%
2080:207	326258	VAC	ENG	6/03/2018	7 JUNCTION ST,EDGE HILL	4747	$1,100,000	$1,800,000	$1,600,000	1.64	1.45	88.89%
2080:207	288406	DEM	MUL	23/02/2017	50 GATTON ST PARRAMATTA PARK	810	$325,000	$450,000	$400,000	1.38	1.23	88.89%
2080:207	290522	VAC	MUL	25/01/2017	19 O`HARA ST,EARLVILLE	1073	$215,000	$215,000	$225,000	1.00	1.05	104.65%
2080:207	302361	VAC	COM	11/05/2017	153 MAYERS ST,MANOORA	2044	$425,000	$554,600	$500,000	1.30	1.18	90.16%
2080:207	318380	VAC	MUL	2/02/2018	9 COXALL ST,MOOROOBOOL	809	$170,000	$190,000	$170,000	1.12	1.00	89.47%
2080:207	321857	DEM	MUL	10/02/2018	277 PEASE ST,EDGE HILL	809	$250,000	$340,000	$320,000	1.36	1.28	94.12%
2080:207	236465	VAC	ENG	23/10/2015	26 GOODWIN ST,EDGE HILL	822	$385,000	$430,000	$405,000	1.12	1.05	94.19%
2080:207	290918	DEM	MUL	12/10/2015	4 PEMBROKE ST,PARRAMATTA PARK	809	$255,000	$470,000	$400,000	1.84	1.57	85.11%
2080:207	326246	IMP	COM	1/05/2018	113 ANDERSON ST,MANUNDA	1036	$345,000	$410,000	$380,000	1.19	1.10	92.68%
2080:207	288081	VAC	MUL	31/03/2017	88 HAYWARD ST,MOOROOBOOL	1060	$185,000	$197,000	$192,500	1.06	1.04	97.72%

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2080:207	297105	IMP	COM	1/06/2017	9 PEASE ST,MANOORA	809	$265,000	$257,000	$265,000	0.97	1.00	103.11%
2080:207	315683	VAC	ENG	22/08/2017	26 GOODWIN ST,EDGE HILL	822	$385,000	$440,000	$405,000	1.14	1.05	92.05%
2080:207	326264	VAC	ENG	13/10/2017	71 BARNES ST EARLVILLE	54360	$3,800,000	$4,250,000	$4,000,000	1.12	1.05	94.12%
2080:207	326265	VAC	MUL	17/08/2017	56 EDGE CT,MANOORA	605	$190,000	$265,000	$217,500	1.39	1.14	82.08%
2080:207	343847	VAC	MUL	10/10/2018	11 COXALL ST,MOOROOBOOL	809	$170,000	$170,000	$170,000	1.00	1.00	100.00%

Test	Standard	Score	Comment
COD	<= 15%	5.23%	
MVP	>=85%<=100%	93.70%	
PRD	>=98%<=103%	101.19%	
PHV (Against)	No Standard	11.11%	
PLV (Support)	No Standard	5.56%	

2080:208

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:208	254276	VAC	IND	26/11/2015	92 COOK ST,PORTSMITH	6686	$800,000	$950,000	$800,000	1.19	1.00	84.21%
2080:208	326912	VAC	IND	6/11/2017	2 PONZO ST,WOREE	5861	$830,000	$1,110,000	$870,000	1.34	1.05	78.38%
2080:208	326962	VAC	IND	23/01/2018	22 PONZO ST,WOREE	2817	$520,000	$620,000	$550,000	1.19	1.06	88.71%
2080:208	335951	VAC	IND	10/08/2017	49 COOK ST,PORTSMITH	1966	$380,000	$478,000	$380,000	1.26	1.00	79.50%
2080:208	338428	IMP	IND	10/09/2018	4 COMMERCIAL PL,EARLVILLE	1006	$200,000	$245,000	$220,000	1.23	1.10	89.80%
2080:208	340048	VAC	IND	18/07/2018	26 PONZO ST,WOREE	3060	$560,000	$693,000	$590,000	1.24	1.05	85.14%
2080:208	343852	VAC	IND	14/05/2018	4 PONZO ST,WOREE	5930	$1,100,000	$1,323,000	$1,150,000	1.20	1.05	86.92%
2080:208	346351	IMP	COM	3/09/2018	197 BUNDA ST,PARRAMATTA PARK	824	$410,000	$495,000	$470,000	1.21	1.15	94.95%
2080:208	251237	VAC	IND	7/09/2015	5 PONZO ST WOREE	3667	$740,000	$793,040	$780,000	1.07	1.05	98.36%
2080:208	278137	VAC	IND	21/03/2016	34 PONZO ST,WOREE	6216	$1,000,000	$1,200,000	$1,050,000	1.20	1.05	87.50%
2080:208	335954	VAC	IND	22/03/2018	9 ATTICUS ST WOREE	1393	$295,000	$315,000	$310,000	1.07	1.05	98.41%
2080:208	335976	IMP	COM	17/04/2018	8 VICTORIA ST,PARRAMATTA PARK	858	$335,000	$369,000	$370,000	1.10	1.10	100.27%
2080:208	278706	LIM	IND	9/07/2016	73 MACONACHIE ST WOREE	2506	$445,000	$395,000	$445,000	0.89	1.00	112.66%
2080:208	312497	VAC	IND	20/10/2017	18 PONZO ST,WOREE	3007	$540,000	$620,000	$570,000	1.15	1.06	91.94%
2080:208	331252	LIM	IND	21/05/2018	66 GREENBANK RD,AEROGLEN	4206	$550,000	$550,000	$550,000	1.00	1.00	100.00%
2080:208	343608	IMP	COM	23/05/2017	179 BUNDA ST,PARRAMATTA PARK	405	$265,000	$295,000	$280,000	1.11	1.06	94.92%
2080:208	278703	VAC	IND	23/07/2015	37 PONZO ST,WOREE	3560	$630,000	$717,160	$690,000	1.14	1.10	96.21%
2080:208	281403	VAC	IND	14/12/2016	55 MACONACHIE ST,WOREE	19830	$1,600,000	$1,500,000	$1,600,000	0.94	1.00	106.67%
2080:208	291430	VAC	IND	22/12/2016	33 PONZO ST,WOREE	1995	$400,000	$440,000	$420,000	1.10	1.05	95.45%
2080:208	319396	VAC	IND	6/11/2017	15 PONZO ST,WOREE	2731	$520,000	$590,000	$550,000	1.13	1.06	93.22%
2080:208	327166	VAC	IND	20/07/2017	51 MOREHEAD ST,BUNGALOW	495	$146,000	$185,000	$157,500	1.27	1.08	85.14%
2080:208	336100	VAC	IND	10/05/2017	28 PONZO ST,WOREE, 30 PONZO ST,WOREE, 32 PONZO ST,WOREE	7920	$1,500,000	$1,700,000	$1,600,000	1.13	1.07	94.12%
2080:208	341204	VAC	IND	14/06/2018	14 PONZO ST,WOREE	1671	$340,000	$390,000	$355,000	1.15	1.04	91.03%

Test	Standard	Score	Comment
COD	<= 15%	6.54%	
MVP	>=85%<=100%	92.60%	
PRD	>=98%<=103%	100.23%	
PHV (Against)	No Standard	13.04%	
PLV (Support)	No Standard	13.04%	

2080:220

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:220	301382	VAC	RES	3/08/2017	6 FRANGIPANNI ST,WHITE ROCK	817	$139,000	$163,900	$152,500	1.18	1.10	93.04%
2080:220	317387	VAC	RES	1/02/2018	29 HOPKINS ST,WHITE ROCK	700	$137,000	$135,000	$144,000	0.99	1.05	106.67%
2080:220	333786	VAC	RES	12/07/2018	28 FRETWELL RD,WHITE ROCK	1158	$162,500	$210,000	$190,000	1.29	1.17	90.48%

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2080:220	288964	IMP	RES	16/02/2017	162 PROGRESS RD,WHITE ROCK	584	$125,000	$147,500	$136,000	1.18	1.09	92.20%
2080:220	295229	VAC	RES	17/05/2017	25 KOWINKA ST,WHITE ROCK	806	$140,000	$162,250	$152,500	1.16	1.09	93.99%

Test	Standard	Score	Comment
COD	<= 15%	3.86%	Sales demonstrate a shift in relativity. 'Old' residential areas have been increased by 10%, with 'newer' areas increased by 5%. Sale 333786, was increased by more inline with nearby RHS evidence in SMA 231.
MVP	>=85%<=100%	95.28%	
PRD	>=98%<=103%	100.64%	
PHV (Against)	No Standard	20.00%	
PLV (Support)	No Standard	0.00%	

2080:221

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:221	291124	VAC	RES	1/11/2016	95 MARTI ST,BAYVIEW HEIGHTS	708	$175,000	$230,500	$207,500	1.32	1.19	90.02%
2080:221	323010	VAC	RES	19/02/2018	42 SUNBIRD DVE,WOREE	813	$230,000	$185,000	$230,000	0.80	1.00	124.32%
2080:221	227744	VAC	RES	9/08/2015	51 FALCON ST,BAYVIEW HEIGHTS	932	$237,500	$272,000	$270,000	1.15	1.14	99.26%
2080:221	284467	VAC	RES	20/03/2017	86 SUNBIRD DVE,WOREE	867	$215,000	$225,000	$220,000	1.05	1.02	97.78%
2080:221	312196	VAC	RES	14/10/2017	2 SUNBIRD DVE,WOREE	1446	$290,000	$326,666	$295,000	1.13	1.02	90.31%
2080:221	315673	VAC	RES	14/12/2017	55 SUNBIRD DVE,WOREE	1131	$280,000	$295,000	$285,000	1.05	1.02	96.61%
2080:221	331321	VAC	RES	27/05/2018	26 PHEASANT ST,BAYVIEW HEIGHTS	844	$230,000	$210,000	$230,000	0.91	1.00	109.52%
2080:221	337338	VAC	RES	20/08/2018	13 FANTAIL CL,WOREE	2155	$265,000	$300,000	$270,000	1.13	1.02	90.00%
2080:221	307380	VAC	RES	22/09/2017	76 SUNBIRD DVE,WOREE	733	$200,000	$215,000	$205,000	1.08	1.03	95.35%
2080:221	333200	VAC	RES	23/07/2018	31 JACANA CL,BAYVIEW HEIGHTS	1465	$232,500	$315,000	$265,000	1.35	1.14	84.13%

Test	Standard	Score	Comment
COD	<= 15%	8.10%	
MVP	>=85%<=100%	97.73%	
PRD	>=98%<=103%	101.54%	
PHV (Against)	No Standard	20.00%	
PLV (Support)	No Standard	10.00%	

2080:223

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:223	287151	VAC	RES	16/02/2017	59 TREETOP DVE,MOUNT SHERIDAN	605	$177,500	$208,500	$190,000	1.17	1.07	91.13%
2080:223	291095	VAC	RES	16/03/2017	7 BEAUMONT TCE,MOUNT SHERIDAN	1342	$260,000	$299,000	$280,000	1.15	1.08	93.65%
2080:223	323707	VAC	RES	29/05/2017	36 TREETOP DVE,MOUNT SHERIDAN	796	$182,500	$192,500	$195,000	1.05	1.07	101.30%
2080:223	324604	VAC	RES	5/10/2017	6 BEAUMONT TCE,MOUNT SHERIDAN	1027	$230,000	$249,000	$247,500	1.08	1.08	99.40%
2080:223	333199	VAC	RES	3/07/2018	17 CLARIDGE CL,MOUNT SHERIDAN	1055	$212,500	$223,600	$212,500	1.05	1.00	95.04%
2080:223	304099	VAC	RES	18/08/2017	9 BEAUMONT TCE MOUNT SHERIDAN	1082	$260,000	$310,000	$280,000	1.19	1.08	90.32%
2080:223	323298	VAC	RES	10/05/2018	63 TREETOP DVE,MOUNT SHERIDAN	598	$167,500	$210,000	$180,000	1.25	1.07	85.71%
2080:223	324161	VAC	RES	14/05/2018	64 TREETOP DVE,MOUNT SHERIDAN	699	$180,000	$200,000	$192,500	1.11	1.07	96.25%
2080:223	324547	VAC	RES	6/04/2018	58 GALLERY DVE,MOUNT SHERIDAN	672	$195,000	$223,000	$210,000	1.14	1.08	94.17%
2080:223	324568	VAC	RES	6/02/2018	43 GALLERY DVE,MOUNT SHERIDAN	640	$210,000	$244,000	$225,000	1.16	1.07	92.21%
2080:223	324607	VAC	RES	29/09/2017	45 GALLERY DVE,MOUNT SHERIDAN	640	$210,000	$245,000	$225,000	1.17	1.07	91.84%
2080:223	324611	VAC	RES	11/09/2017	26 CLARIDGE CL,MOUNT SHERIDAN	2082	$220,000	$209,000	$220,000	0.95	1.00	105.26%
2080:223	291088	VAC	RES	21/04/2017	12 MOONLIGHT TCE,MOUNT SHERIDAN	727	$177,500	$175,000	$177,500	0.99	1.00	101.43%
2080:223	312197	VAC	RES	27/11/2017	8 KESWICK CL,MOUNT SHERIDAN	831	$200,000	$193,500	$200,000	0.97	1.00	103.36%
2080:223	324571	VAC	RES	19/01/2018	42 GALLERY DVE,MOUNT SHERIDAN	480	$165,000	$192,000	$177,500	1.16	1.08	92.45%
2080:223	324572	VAC	RES	19/01/2018	31 GALLERY DVE,MOUNT SHERIDAN	500	$157,500	$175,000	$170,000	1.11	1.08	97.14%

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2080:223	324574	VAC	RES	11/01/2018	5 MOONLIGHT TCE,MOUNT SHERIDAN	832	$215,000	$260,000	$230,000	1.21	1.07	88.46%
2080:223	331797	VAC	RES	11/07/2018	45 GALLERY DVE,MOUNT SHERIDAN	640	$210,000	$260,000	$225,000	1.24	1.07	86.54%

Test	Standard	Score	Comment
COD	<= 15%	4.79%	A uniform increase of 7.5% was applied to the SMA with the exception of a small number of sloping sites which remain unchanged, some of which are sale properties.
MVP	>=85%<=100%	94.76%	
PRD	>=98%<=103%	100.48%	
PHV (Against)	No Standard	22.22%	
PLV (Support)	No Standard	0.00%	

2080:224

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:224	288341	VAC	RES	20/03/2017	5 ALFINA ST,BENTLEY PARK	774	$165,000	$195,000	$172,500	1.18	1.05	88.46%
2080:224	291100	VAC	RES	21/02/2017	6 STEELE ST,EDMONTON	906	$195,000	$203,000	$200,000	1.04	1.03	98.52%
2080:224	307717	VAC	RES	9/10/2017	168 ISABELLA RD,EDMONTON	900	$182,500	$207,000	$187,500	1.13	1.03	90.58%
2080:224	308873	VAC	RES	18/09/2017	144 FARMER ST,EDMONTON	590	$122,000	$130,000	$128,000	1.07	1.05	98.46%
2080:224	314674	VAC	RES	16/11/2017	17 SENATE ST,BENTLEY PARK	896	$160,000	$139,500	$145,000	0.87	0.91	103.94%
2080:224	315395	VAC	RES	22/12/2017	42 MALABAR ST,MOUNT SHERIDAN	826	$155,000	$152,000	$150,000	0.98	0.97	98.68%
2080:224	324544	VAC	RES	20/04/2018	23 ELDERBERRY AV,BENTLEY PARK	420	$138,000	$158,000	$145,000	1.14	1.05	91.77%
2080:224	324550	VAC	RES	21/03/2018	18 OUTLOOK DVE,BENTLEY PARK	652	$162,500	$199,000	$170,000	1.22	1.05	85.43%
2080:224	324617	VAC	RES	20/08/2017	177 ISABELLA RD,EDMONTON	799	$172,500	$175,000	$177,500	1.01	1.03	101.43%
2080:224	324637	VAC	RES	16/05/2017	1 JACUNDA CT,MOUNT SHERIDAN	650	$142,500	$185,000	$150,000	1.30	1.05	81.08%
2080:224	330043	VAC	RES	2/06/2018	31 BYRIEL ST,EDMONTON	609	$145,000	$132,000	$152,500	0.91	1.05	115.53%
2080:224	332055	VAC	RES	11/06/2018	38 CAESAR ST,BENTLEY PARK	3478	$275,000	$190,000	$230,000	0.69	0.84	121.05%
2080:224	334207	VAC	RES	13/06/2018	14 AZURE CT,BENTLEY PARK	423	$135,000	$155,000	$142,000	1.15	1.05	91.61%
2080:224	337931	VAC	RES	24/09/2018	12 BUNDEY ST,BENTLEY PARK	569	$139,000	$136,500	$146,000	0.98	1.05	106.96%
2080:224	271527	VAC	RES	22/09/2016	32 ACCATINO ST,EDMONTON	850	$150,000	$149,000	$157,500	0.99	1.05	105.70%
2080:224	319743	VAC	RES	19/02/2018	8 GALEOLA CL,EDMONTON	800	$142,000	$163,800	$149,000	1.15	1.05	90.96%
2080:224	324553	VAC	RES	7/03/2018	185 ISABELLA RD,EDMONTON	702	$162,500	$177,500	$167,500	1.09	1.03	94.37%
2080:224	324567	VAC	RES	9/02/2018	4 MORO ST,EDMONTON	476	$132,000	$149,000	$139,000	1.13	1.05	93.29%
2080:224	324589	VAC	RES	1/12/2017	29 HOMEVALE ENT,MOUNT PETER	450	$128,000	$155,000	$134,000	1.21	1.05	86.45%
2080:224	334202	VAC	RES	6/07/2018	18 MACARANGA RD,BENTLEY PARK	600	$143,000	$172,000	$150,000	1.20	1.05	87.21%
2080:224	346080	VAC	RES	26/11/2018	2 JOLLIFE ST,EDMONTON	922	$187,500	$219,500	$192,500	1.17	1.03	87.70%
2080:224	284999	VAC	RES	25/01/2017	56 BARR ST,EDMONTON	1012	$155,000	$170,000	$162,500	1.10	1.05	95.59%
2080:224	314671	VAC	RES	7/12/2017	2 MILTONIA ST,EDMONTON	700	$137,000	$144,500	$144,000	1.05	1.05	99.65%
2080:224	324549	VAC	RES	23/03/2018	26 PORCUPINE WAY,MOUNT PETER	545	$136,000	$164,000	$143,000	1.21	1.05	87.20%
2080:224	324552	VAC	RES	12/03/2018	25 ELDERBERRY AV,BENTLEY PARK	420	$138,000	$158,000	$145,000	1.14	1.05	91.77%
2080:224	324585	VAC	RES	11/12/2017	40 LACEBARK CRES,BENTLEY PARK	700	$152,500	$174,000	$160,000	1.14	1.05	91.95%
2080:224	329818	VAC	RES	10/05/2018	28 HESTER ST,EDMONTON	646	$145,000	$168,000	$152,500	1.16	1.05	90.77%
2080:224	332785	VAC	RES	15/08/2018	32 DORUNDA ST,MOUNT SHERIDAN	800	$177,500	$192,500	$177,500	1.08	1.00	92.21%
2080:224	334214	VAC	RES	13/04/2018	8 AZURE CT,BENTLEY PARK	423	$135,000	$155,000	$142,000	1.15	1.05	91.61%
2080:224	335390	VAC	RES	18/06/2018	25 PORCUPINE WAY,MOUNT PETER	420	$124,000	$150,000	$130,000	1.21	1.05	86.67%
2080:224	335855	VAC	RES	28/06/2018	27 HOMEVALE ENT,MOUNT PETER	510	$132,000	$162,000	$139,000	1.23	1.05	85.80%
2080:224	336813	VAC	RES	17/08/2018	16 AZURE CT,BENTLEY PARK	605	$150,000	$187,000	$157,500	1.25	1.05	84.22%
2080:224	340530	VAC	RES	4/09/2018	4 AZURE CT,BENTLEY PARK	545	$147,000	$172,000	$155,000	1.17	1.05	90.12%
2080:224	341213	VAC	RES	5/10/2018	16 JUMNA CL,BENTLEY PARK	768	$200,000	$176,000	$175,000	0.88	0.88	99.43%
2080:224	282572	VAC	RES	13/01/2017	4 JACUNDA CT,MOUNT SHERIDAN	605	$150,000	$195,000	$157,500	1.30	1.05	80.77%
2080:224	288965	VAC	RES	8/05/2017	27 BYRIEL ST,EDMONTON	601	$141,000	$150,000	$148,000	1.06	1.05	98.67%
2080:224	303562	VAC	RES	13/07/2017	9 SIMPKIN CL,EDMONTON	487	$125,000	$135,000	$131,000	1.08	1.05	97.04%

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2080:224	307023	VAC	RES	14/09/2017	13 BOONAREE CL,MOUNT SHERIDAN	746	$155,000	$177,400	$162,500	1.14	1.05	91.60%
2080:224	312198	VAC	RES	27/10/2017	4 BASSWOOD AV,BENTLEY PARK	660	$150,000	$173,000	$157,500	1.15	1.05	91.04%
2080:224	314670	VAC	RES	6/01/2018	14 BACALAKIS CL,MOUNT SHERIDAN	1757	$275,000	$250,000	$275,000	0.91	1.00	110.00%
2080:224	315396	VAC	RES	17/01/2018	26 HESTER ST,EDMONTON	646	$145,000	$168,000	$152,500	1.16	1.05	90.77%
2080:224	319392	VAC	RES	2/03/2018	35 DEL MANSO CRES,EDMONTON	672	$150,000	$172,000	$157,500	1.15	1.05	91.57%
2080:224	323708	IMP	RES	17/04/2018	62 THOMSON RD,EDMONTON	1012	$155,000	$180,000	$162,500	1.16	1.05	90.28%
2080:224	324573	VAC	RES	17/01/2018	44 ELDERBERRY AV,BENTLEY PARK	503	$146,000	$173,000	$152,500	1.18	1.04	88.15%
2080:224	329426	VAC	RES	22/05/2018	19 BACALAKIS CL,MOUNT SHERIDAN	2258	$305,000	$330,000	$320,000	1.08	1.05	96.97%
2080:224	334201	VAC	RES	6/07/2018	16 PORCUPINE WAY,MOUNT PETER	420	$124,000	$150,000	$130,000	1.21	1.05	86.67%
2080:224	334210	VAC	RES	8/06/2018	1 CRATER ELBOW ,MOUNT PETER	592	$141,000	$169,000	$148,000	1.20	1.05	87.57%

Test	Standard	Score	Comment
COD	<= 15%	6.35%	
MVP	>=85%<=100%	93.77%	
PRD	>=98%<=103%	100.11%	
PHV (Against)	No Standard	14.89%	
PLV (Support)	No Standard	6.38%	

2080:226

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:226	319394	IMP	RES	6/03/2018	17 GEORGE ST,GORDONVALE	941	$145,000	$153,100	$152,500	1.06	1.05	99.61%
2080:226	304929	VAC	RES	17/07/2017	32 MCSWEENEY CRES,GORDONVALE	658	$127,000	$136,000	$133,000	1.07	1.05	97.79%
2080:226	324546	VAC	RES	13/04/2018	48 DEVINE CRES,GORDONVALE	708	$131,000	$154,000	$141,000	1.18	1.08	91.56%
2080:226	286595	VAC	RES	16/03/2017	136 CAMPBELL ST,GORDONVALE	861	$134,000	$139,000	$141,000	1.04	1.05	101.44%
2080:226	291091	VAC	RES	13/04/2017	15 CRONIN CL,GORDONVALE	600	$121,000	$145,000	$130,000	1.20	1.07	89.66%
2080:226	297371	VAC	RES	27/05/2017	35 MCSWEENEY CRES,GORDONVALE	665	$125,000	$134,000	$131,000	1.07	1.05	97.76%
2080:226	324575	VAC	RES	11/01/2018	2 DAMIAN CL,GORDONVALE	650	$127,000	$147,500	$137,000	1.16	1.08	92.88%
2080:226	335584	IMP	RES	17/02/2018	34 TEMPLETON ST,GORDONVALE	809	$128,000	$142,000	$134,000	1.11	1.05	94.37%
2080:226	306305	VAC	RES	9/10/2017	102 GEORGE ST,GORDONVALE	600	$101,000	$114,500	$106,000	1.13	1.05	92.58%
2080:226	312441	VAC	RES	6/09/2017	84 FISHER RD,GORDONVALE	642	$119,000	$120,000	$125,000	1.01	1.05	104.17%
2080:226	324543	VAC	RES	1/05/2018	13 CRONIN CL,GORDONVALE	600	$121,000	$145,000	$130,000	1.20	1.07	89.66%
2080:226	335599	IMP	RES	3/05/2018	16 HEALY ST,GORDONVALE	809	$128,000	$142,000	$134,000	1.11	1.05	94.37%

Test	Standard	Score	Comment
COD	<= 15%	3.92%	A majority of the sale properties are located in newer, more homogenous stages.
MVP	>=85%<=100%	95.49%	
PRD	>=98%<=103%	100.13%	
PHV (Against)	No Standard	16.67%	
PLV (Support)	No Standard	0.00%	

2080:228

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:228	314672	IMP	RES	11/12/2017	0 UNNAMED ST,EAST RUSSELL	516	$120,000	$172,440	$160,000	1.44	1.33	92.79%
2080:228	317701	IMP	RES	21/12/2017	0 UNNAMED ST,EAST RUSSELL	506	$120,000	$162,500	$150,000	1.35	1.25	92.31%

Test	Standard	Score	Comment
COD	<= 15%	0.26%	Two sales only.
MVP	>=85%<=100%	92.55%	
PRD	>=98%<=103%	99.99%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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2080:229

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:229	308467	IMP	COM	4/10/2017	91 MUNRO ST,BABINDA	946	$59,000	$67,150	$62,000	1.14	1.05	92.33%
2080:229	324613	LIM	RES	28/08/2017	28 ANGUS ST,BABINDA	1012	$54,000	$60,000	$57,000	1.11	1.06	95.00%
2080:229	328353	VAC	RES	2/03/2018	17 KRUCKOW ST,MIRRIWINNI	809	$52,000	$67,900	$58,000	1.31	1.12	85.42%
2080:229	324158	VAC	RES	11/05/2018	11 KRUCKOW ST,MIRRIWINNI	809	$52,000	$63,750	$58,000	1.23	1.12	90.98%
2080:229	316784	VAC	RES	20/02/2018	38 CHURCH ST,BABINDA	946	$67,000	$73,000	$70,000	1.09	1.04	95.89%
2080:229	328356	VAC	RES	28/05/2018	61 WHITMAN ST,MIRRIWINNI	1257	$60,000	$65,000	$63,000	1.08	1.05	96.92%
2080:229	341763	VAC	RES	18/10/2018	16 MORETTO ST,BABINDA	704	$65,000	$74,000	$68,000	1.14	1.05	91.89%
2080:229	296365	VAC	RES	12/06/2017	1 NELSON RD,BABINDA	1315	$53,000	$55,000	$56,000	1.04	1.06	101.82%
2080:229	312199	VAC	RES	13/10/2017	41 CLYDE RD,BABINDA	6000	$80,000	$95,000	$84,000	1.19	1.05	88.42%
2080:229	329409	VAC	RES	13/06/2018	148 MUNRO ST,BABINDA	1406	$71,000	$85,000	$75,000	1.20	1.06	88.24%

Test	Standard	Score	Comment
COD	<= 15%	4.02%	Eight of ten sales increased by the SMA increase of 5%, with two on Kruckow St demonstrating a relativity shift for properties west of the Hwy at Mirriwinni and increased by 11.5%.
MVP	>=85%<=100%	92.69%	
PRD	>=98%<=103%	100.49%	
PHV (Against)	No Standard	10.00%	
PLV (Support)	No Standard	0.00%	

2080:230

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:230	239652	VAC	RES	30/10/2015	21 EVANS RD,BRAMSTON BEACH	976	$125,000	$140,000	$125,000	1.12	1.00	89.29%
2080:230	314675	IMP	RES	6/11/2017	40 EVANS RD,BRAMSTON BEACH	607	$300,000	$323,600	$300,000	1.08	1.00	92.71%
2080:230	325892	VAC	RES	30/09/2017	29 EVANS RD,BRAMSTON BEACH	620	$121,000	$128,300	$121,000	1.06	1.00	94.31%
2080:230	343241	IMP	RES	24/08/2018	20 PAPERBARK ST,BRAMSTON BEACH	700	$180,000	$189,600	$180,000	1.05	1.00	94.94%

Test	Standard	Score	Comment
COD	<= 15%	1.92%	Less than five sales, all factored at 1.0.
MVP	>=85%<=100%	92.81%	
PRD	>=98%<=103%	99.90%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:231

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:231	333785	VAC	RES	20/06/2018	25 JOHNSON RD,WHITE ROCK	950	$155,000	$178,000	$170,000	1.15	1.10	95.51%
2080:231	308297	VAC	RHS	29/06/2017	76B GIFFIN RD,WHITE ROCK	6349	$255,000	$321,750	$305,000	1.26	1.20	94.79%
2080:231	323007	VAC	RHS	26/04/2018	59 PLANTATION RD,EDMONTON	4001	$295,000	$325,000	$305,000	1.10	1.03	93.85%
2080:231	324602	VAC	RHS	13/10/2017	76C GIFFIN RD,WHITE ROCK	2000	$185,000	$260,000	$225,000	1.41	1.22	86.54%
2080:231	303564	VAC	RHS	15/08/2017	76A GIFFIN RD,WHITE ROCK	4000	$235,000	$310,000	$285,000	1.32	1.21	91.94%
2080:231	343238	VAC	RHS	5/09/2018	4 HEADLAND CL,EDMONTON	4372	$320,000	$356,500	$330,000	1.11	1.03	92.57%

Test	Standard	Score	Comment
COD	<= 15%	2.34%	Sale factor/increase based on locality. White Rock 20%, Edmonton +$10,000.
MVP	>=85%<=100%	92.53%	

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PRD	>=98%<=103%	100.03%
PHV (Against)	No Standard	0.00%
PLV (Support)	No Standard	0.00%

2080:234

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:234	291087	VAC	RHS	3/05/2017	30 STAMP ST,GOLDSBOROUGH	4001	$144,000	$173,000	$150,000	1.20	1.04	86.71%
2080:234	317386	VAC	RHS	15/11/2017	2 RAUMER ST,GOLDSBOROUGH	4341	$160,000	$166,200	$165,000	1.04	1.03	99.28%
2080:234	307716	VAC	RHS	18/09/2017	0 PANNIKIN ST,GOLDSBOROUGH	6093	$187,500	$266,000	$197,500	1.42	1.05	74.25%
2080:234	314673	VAC	RHS	4/12/2017	49 COSTAIN ST,GOLDSBOROUGH	4302	$210,000	$238,200	$220,000	1.13	1.05	92.36%
2080:234	297369	VAC	RHS	21/06/2017	18 PLACER ST,GOLDSBOROUGH	4002	$195,000	$195,000	$205,000	1.00	1.05	105.13%
2080:234	302363	VAC	RHS	23/08/2017	1 PLACER ST,GOLDSBOROUGH	4000	$145,000	$160,000	$152,500	1.10	1.05	95.31%

Test	Standard	Score	Comment
COD	<= 15%	8.24%	
MVP	>=85%<=100%	92.17%	
PRD	>=98%<=103%	101.34%	
PHV (Against)	No Standard	16.67%	
PLV (Support)	No Standard	16.67%	

2080:235

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:235	249201	IMP	RHS	22/01/2016	328 PINE CREEK RD,GORDONVALE	108244	$10	$685,000	$10	68500.00	1.00	0.00%
2080:235	278204	LIM	RHS	2/12/2016	88 HALL RD,GORDONVALE	38400	$370,000	$417,000	$390,000	1.13	1.05	93.53%
2080:235	285995	VAC	RHS	10/02/2017	0 BRUCE HWY,WRIGHTS CREEK	19570	$320,000	$380,000	$335,000	1.19	1.05	88.16%
2080:235	249201	IMP	RHS	22/01/2016	328 PINE CREEK RD,GORDONVALE	108244	$525,000	$625,000	$550,000	1.19	1.05	88.00%
2080:235	299430	VAC	RHS	24/06/2017	0 DEXTER RD,GORDONVALE	49860	$375,000	$440,000	$395,000	1.17	1.05	89.77%
2080:235	312118	VAC	RHS	19/05/2017	0 HALL RD,GORDONVALE	74490	$10	$500,000	$10	50000.00	1.00	0.00%
2080:235	278204	LIM	RHS	2/12/2016	88 HALL RD,GORDONVALE	38400	$10	$450,000	$10	45000.00	1.00	0.00%
2080:235	299430	VAC	RHS	24/06/2017	0 DEXTER RD,GORDONVALE	49860	$10	$480,000	$10	48000.00	1.00	0.00%
2080:235	312118	VAC	RHS	19/05/2017	0 HALL RD,GORDONVALE	74490	$490,000	$455,000	$510,000	0.93	1.04	112.09%

Test	Standard	Score	Comment
COD	<= 15%	48.43%	
MVP	>=85%<=100%	52.39%	
PRD	>=98%<=103%	106.52%	
PHV (Against)	No Standard	11.11%	
PLV (Support)	No Standard	44.44%	

2080:236

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:236	281384	VAC	RHS	2/02/2017	0 PINE CREEK RD,EAST TRINITY	4659	$121,000	$155,000	$121,000	1.28	1.00	78.06%
2080:236	255884	VAC	RHS	18/02/2016	0 PINE CREEK RD,EAST TRINITY	31760	$165,000	$182,500	$177,500	1.11	1.08	97.26%
2080:236	306695	VAC	RES	25/09/2017	9 BLUEWATER ST,EAST TRINITY	809	$89,000	$95,000	$89,000	1.07	1.00	93.68%
2080:236	332619	VAC	RHS	18/07/2018	0 PINE CREEK RD,EAST TRINITY	6751	$149,000	$175,000	$149,000	1.17	1.00	85.14%
2080:236	302364	VAC	RES	23/08/2017	PINE CREEK-YARRABAH RD EAST TRINITY	845	$200,000	$200,000	$200,000	1.00	1.00	100.00%
2080:236	324657	VAC	RHS	6/09/2017	0 PINE CREEK RD,EAST TRINITY	12950	$118,000	$160,000	$148,000	1.36	1.25	92.50%
2080:236	255884	VAC	RHS	18/02/2016	0 PINE CREEK RD,EAST TRINITY	31760	$10	$210,000	$10	21000.00	1.00	0.00%
2080:236	301368	VAC	RHS	23/07/2017	3 PINE CREEK RD,EAST TRINITY	6502	$144,000	$150,000	$144,000	1.04	1.00	96.00%
2080:236	329430	VAC	RHS	19/05/2018	0 PINE CREEK RD,EAST TRINITY	4807	$137,000	$99,000	$137,000	0.72	1.00	138.38%
2080:236	337933	VAC	RHS	21/07/2018	2317 PINE CREEK-YARRABAH RD,EAST TRINITY	4005	$355,000	$375,000	$355,000	1.06	1.00	94.67%

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Test	Standard	Score	Comment
COD	<= 15%	18.79%	See comment in rationale.
MVP	>=85%<=100%	87.57%	
PRD	>=98%<=103%	103.75%	See comment in rationale.
PHV (Against)	No Standard	10.00%	
PLV (Support)	No Standard	20.00%	

2080:237

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:237	228365	VAC	RHS	29/07/2015	303 MOLLER RD,ALOOMBA	15000	$247,500	$275,000	$260,000	1.11	1.05	94.55%
2080:237	228365	VAC	RHS	29/07/2015	303 MOLLER RD,ALOOMBA	15000	$247,500	$300,000	$260,000	1.21	1.05	86.67%

Test	Standard	Score	Comment
COD	<= 15%	4.35%	One sale only.
MVP	>=85%<=100%	90.61%	
PRD	>=98%<=103%	100.19%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:238

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:238	255911	VAC	RHS	29/03/2016	0 HEALY RD,MIRRIWINNI	185500	$10	$300,000	$10	30000.00	1.00	0.00%
2080:238	255911	VAC	RHS	29/03/2016	0 HEALY RD,MIRRIWINNI	185500	$170,000	$250,000	$230,000	1.47	1.35	92.00%
2080:238	300596	VAC	RHS	4/08/2017	240 PRICE RD,BARTLE FRERE	72080	$120,000	$100,000	$126,000	0.83	1.05	126.00%
2080:238	323705	IMP	RHS	13/03/2018	507 DINNER CREEK RD,EUBENANGEE	100900	$10	$176,000	$10	17600.00	1.00	0.01%
2080:238	255912	LIM	RHS	16/02/2016	172 ROSS RD,DEERAL	4543	$87,000	$183,750	$157,500	2.11	1.81	85.71%
2080:238	323705	IMP	RHS	13/03/2018	507 DINNER CREEK RD,EUBENANGEE	100900	$125,000	$136,000	$131,000	1.09	1.05	96.32%
2080:238	329924	VAC	RES	2/03/2018	0 ROSS RD,DEERAL	1219	$98,000	$245,000	$177,500	2.50	1.81	72.45%
2080:238	297920	IMP	RHS	27/08/2016	0 HEALY RD,MIRRIWINNI	253800	$10	$370,000	$10	37000.00	1.00	0.00%
2080:238	297920	IMP	RHS	27/08/2016	0 HEALY RD,MIRRIWINNI	253800	$210,000	$310,000	$290,000	1.48	1.38	93.55%
2080:238	300596	VAC	RHS	4/08/2017	240 PRICE RD,BARTLE FRERE	72080	$10	$120,000	$10	12000.00	1.00	0.01%
2080:238	319741	IMP	RHS	1/02/2018	0 BRUCE HWY,BELLENDEN KER	13780	$10	$100,000	$10	10000.00	1.00	0.01%
2080:238	328845	VAC	RHS	6/06/2018	1049 WOOPEN CREEK RD,WOOPEN CREEK	579980	$10	$220,000	$10	22000.00	1.00	0.00%
2080:238	281377	VAC	RHS	10/02/2017	589 BRAMSTON BEACH RD,BRAMSTON BEACH	399700	$232,500	$350,000	$300,000	1.51	1.29	85.71%
2080:238	318295	VAC	RHS	29/01/2018	0 BOULDERS RD,BABINDA	8379	$122,000	$210,000	$128,000	1.72	1.05	60.95%
2080:238	319741	IMP	RHS	1/02/2018	0 BRUCE HWY,BELLENDEN KER	13780	$78,000	$92,500	$82,000	1.19	1.05	88.65%
2080:238	328845	VAC	RHS	6/06/2018	1049 WOOPEN CREEK RD,WOOPEN CREEK	579980	$175,000	$220,000	$195,000	1.26	1.11	88.64%
2080:238	329924	VAC	RES	2/03/2018	0 ROSS RD,DEERAL	1219	$10	$250,000	$10	25000.00	1.00	0.00%
2080:238	341645	LIM	RHS	19/06/2018	187 TELECOM RD,BELLENDEN KER	381500	$380,000	$390,000	$380,000	1.03	1.00	97.44%

Test	Standard	Score	Comment
COD	<= 15%	50.62%	See comment in rationale section.
MVP	>=85%<=100%	54.86%	See comment in rationale section.
PRD	>=98%<=103%	100.46%	
PHV (Against)	No Standard	5.56%	
PLV (Support)	No Standard	50.00%	

2080:240

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:240	219504	VAC	MUL	19/03/2015	9 MINTARO CRES WOREE	800	$182,500	$200,000	$192,500	1.10	1.05	96.25%

Test	Standard	Score	Comment

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COD	<= 15%	0.00%	One sale only.
MVP	>=85%<=100%	96.25%	
PRD	>=98%<=103%	100.00%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:241

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:241	307377	VAC	MUL	11/09/2017	8 MARR ST,EDMONTON	1014	$195,000	$260,000	$222,500	1.33	1.14	85.58%
2080:241	300597	VAC	MUL	2/07/2017	33 ARMSTRONG ST EDMONTON	1012	$215,000	$265,000	$242,500	1.23	1.13	91.51%
2080:241	306693	VAC	MUL	6/09/2017	17 BRUCE HWY,EDMONTON	11840	$470,000	$640,000	$590,000	1.36	1.26	92.19%
2080:241	335419	IMP	MUL	20/09/2017	47 BRUCE HWY,EDMONTON	4047	$355,000	$480,318	$380,000	1.35	1.07	79.11%

Test	Standard	Score	Comment
COD	<= 15%	5.19%	
MVP	>=85%<=100%	87.10%	
PRD	>=98%<=103%	99.86%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	25.00%	

2080:242

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:242	299018	LIM	COM	25/07/2017	203 BRUCE HWY,EDMONTON	1012	$232,500	$246,522	$232,500	1.06	1.00	94.31%
2080:242	336815	IMP	COM	31/08/2018	197 BRUCE HWY,EDMONTON	1012	$255,000	$255,780	$255,000	1.00	1.00	99.70%
2080:242	328357	IMP	COM	14/05/2018	42 RIVERSTONE RD,GORDONVALE	433	$96,000	$107,500	$102,000	1.12	1.06	94.88%
2080:242	346880	VAC	COM	17/10/2018	69 THOMSON RD,EDMONTON	5959	$830,000	$1,170,000	$1,100,000	1.41	1.33	94.02%
2080:242	314351	VAC	COM	12/05/2017	10 MILL RD EDMONTON, 12 MILL RD EDMONTON, 14 MILL RD EDMONTON, 6 MILL RD EDMONTON	3678	$1,050,000	$1,320,000	$1,050,000	1.26	1.00	79.55%

Test	Standard	Score	Comment
COD	<= 15%	4.46%	
MVP	>=85%<=100%	92.49%	
PRD	>=98%<=103%	104.66%	The circumstances of the Mill Rd sale mean that it is support only, with Thompson Rd applied conservatively, maintaining existing base rates and size cards.
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	20.00%	

2080:243

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:243	318834	VAC	IND	12/02/2018	29 VICKERS ST,EDMONTON	1296	$247,500	$265,682	$247,500	1.07	1.00	93.16%
2080:243	322058	VAC	IND	29/03/2018	25 VICKERS ST,EDMONTON	1765	$325,000	$368,700	$325,000	1.13	1.00	88.15%
2080:243	346081	VAC	IND	6/12/2018	47 VICKERS ST,EDMONTON	2900	$490,000	$651,000	$490,000	1.33	1.00	75.27%
2080:243	284469	VAC	IND	17/02/2017	53 SUPPLY RD,BENTLEY PARK	1200	$232,500	$247,300	$232,500	1.06	1.00	94.02%
2080:243	287279	VAC	IND	30/03/2017	7 RIDLEY CL,EDMONTON	1001	$197,500	$247,775	$197,500	1.25	1.00	79.71%
2080:243	308872	VAC	IND	27/09/2017	43 VICKERS ST,EDMONTON	2573	$425,000	$472,100	$425,000	1.11	1.00	90.02%
2080:243	318624	VAC	IND	21/02/2018	61 SWALLOW RD,EDMONTON	1056	$220,000	$223,950	$220,000	1.02	1.00	98.24%
2080:243	237488	VAC	IND	12/10/2015	10 GOSPER CL,EDMONTON	1225	$237,500	$247,125	$237,500	1.04	1.00	96.11%
2080:243	282569	VAC	IND	14/02/2017	27 SUPPLY RD,BENTLEY PARK	1200	$232,500	$235,000	$232,500	1.01	1.00	98.94%
2080:243	317384	VAC	IND	10/01/2018	9 RIDLEY CL,EDMONTON	1013	$190,000	$243,500	$190,000	1.28	1.00	78.03%

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2080:243	332620	VAC	IND	13/06/2018	64 SUPPLY RD,BENTLEY PARK	1229	$237,500	$267,500	$237,500	1.13	1.00	88.79%

Test	Standard	Score	Comment
COD	<= 15%	6.91%	
MVP	>=85%<=100%	88.93%	
PRD	>=98%<=103%	101.67%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	27.27%	

2080:250

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:250	274787	VAC	ARA	14/10/2016	0 CAPTAIN COOK HWY,HOLLOWAYS BEACH	200000	$222,500	$305,861	$237,500	1.37	1.07	77.65%
2080:250	281929	IMP	ARA	19/01/2017	758 PINE CREEK RD,GREEN HILL	407937	$325,000	$498,509	$435,000	1.53	1.34	87.26%
2080:250	335409	VAC	ARA	1/06/2018	0 CHAMBERLAIN RD,ALOOMBA	271940	$180,000	$272,486	$255,000	1.51	1.42	93.58%
2080:250	237484	LIM	ARA	24/09/2015	37 TIDMARSH RD,FISHERY FALLS	598947	$230,000	$279,660	$275,000	1.22	1.20	98.33%
2080:250	222471	IMP	ARA	15/03/2015	0 NEBBIA RD,GREEN HILL	381360	$310,000	$629,064	$430,000	2.03	1.39	68.36%
2080:250	266424	VAC	ARA	26/08/2016	357 GRAY RD,GREEN HILL	593605	$435,000	$505,571	$550,000	1.16	1.26	108.79%
2080:250	297494	IMP	ARA	13/05/2016	432 RUSSELL RD,GORDONVALE	669740	$325,000	$472,408	$415,000	1.45	1.28	87.85%
2080:250	324659	IMP	ARA	18/04/2017	115 MOLLER RD,ALOOMBA	320100	$190,000	$335,718	$305,000	1.77	1.61	90.85%
2080:250	335410	IMP	ARA	17/06/2016	CAPTAIN COOK HWY HOLLOWAYS BEACH	638275	$435,000	$447,110	$420,000	1.03	0.97	93.94%

Test	Standard	Score	Comment
COD	<= 15%	8.99%	
MVP	>=85%<=100%	89.62%	
PRD	>=98%<=103%	101.06%	
PHV (Against)	No Standard	11.11%	
PLV (Support)	No Standard	22.22%	

2080:251

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:251	279010	LIM	ARA	20/01/2017	0 BUTTIGIEG RD,EAST RUSSELL	316760	$96,000	$110,063	$100,000	1.15	1.04	90.86%
2080:251	323451	VAC	ARA	21/05/2018	0 BARTLE FRERE RD,BARTLE FRERE	251500	$115,000	$127,776	$125,000	1.11	1.09	97.83%
2080:251	324792	IMP	ARA	24/03/2016	83 KNUST RD,WOOPEN CREEK	603150	$139,000	$182,450	$170,000	1.31	1.22	93.18%
2080:251	255937	LIM	ARA	22/02/2016	69004 BRUCE HWY DEERAL	1727840	$420,000	$447,728	$435,000	1.07	1.04	97.16%
2080:251	298406	IMP	ARA	14/06/2017	BARTLE FRERE RD BARTLE FRERE	455780	$167,500	$215,335	$197,500	1.29	1.18	91.72%
2080:251	324564	IMP	ARA	15/02/2018	68282 BRUCE HWY,BELLENDEN KER	570578	$310,000	$539,928	$400,000	1.74	1.29	74.08%
2080:251	338808	LIM	ARA	18/10/2018	0 DUCROT ACCESS ,BABINDA	1204080	$217,500	$365,593	$290,000	1.68	1.33	79.32%
2080:251	329431	VAC	ARA	15/05/2018	186 PRICE RD,BARTLE FRERE	645200	$205,000	$346,330	$255,000	1.69	1.24	73.63%
2080:251	309342	IMP	ARA	29/09/2017	26 MUNRO RD,BELLENDEN KER	806800	$170,000	$214,720	$205,000	1.26	1.21	95.47%
2080:251	324640	VAC	ARA	26/04/2017	0 BRUCE HWY,BELLENDEN KER	233317	$109,000	$149,642	$120,000	1.37	1.10	80.19%
2080:251	324662	LIM	ARA	10/02/2017	0 BOOTH RD,MIRRIWINNI	2695000	$375,000	$552,809	$495,000	1.47	1.32	89.54%
2080:251	332565	IMP	ARA	3/07/2018	240 BARTLE FRERE RD,BARTLE FRERE	454282	$150,000	$250,843	$187,500	1.67	1.25	74.75%

Test	Standard	Score	Comment
COD	<= 15%	8.68%	Error in AID 324564
MVP	>=85%<=100%	86.48%	
PRD	>=98%<=103%	101.66%	Error in AID 324564
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	41.67%	

2080:252

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application

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2080:252	190234	IMP	ENG	18/10/2013	WALKER RD BENTLEY PARK	408266	$4,900,000	$4,900,000	$4,900,000	1.00	1.00	100.00%
2080:252	239823	VAC	ENG	4/06/2014	107 FOSTER RD MOUNT SHERIDAN	840700	$3,600,000	$4,000,000	$3,600,000	1.11	1.00	90.00%
2080:252	194169	IMP	ENG	24/05/2014	ISABELLA RD EDMONTON	15910	$750,000	$830,000	$750,000	1.11	1.00	90.36%
2080:252	289408	VAC	ENG	22/12/2015	43 TIMBERLEA DVE BENTLEY PARK, 43 TIMBERLEA DVE,BENTLEY PARK	35520	$1,100,000	$1,200,000	$1,100,000	1.09	1.00	91.67%

Test	Standard	Score	Comment
COD	<= 15%	3.08%	
MVP	>=85%<=100%	93.01%	
PRD	>=98%<=103%	98.22%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:260

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:260	280123	VAC	RES	11/10/2016	6 LATANIA CL,PALM COVE	801	$325,000	$290,000	$285,000	0.89	0.88	98.28%
2080:260	326291	VAC	RES	13/02/2018	19 MULLER ST,PALM COVE	626	$275,000	$328,100	$275,000	1.19	1.00	83.82%
2080:260	326306	VAC	RES	10/11/2017	54 SECLUSION DVE,PALM COVE	452	$172,500	$198,000	$172,500	1.15	1.00	87.12%
2080:260	326346	VAC	RES	29/11/2017	18 ONYX ST,CLIFTON BEACH	1997	$420,000	$435,000	$435,000	1.04	1.04	100.00%
2080:260	342113	VAC	RES	23/10/2018	31 SEASIDE PDE,PALM COVE	1254	$380,000	$470,000	$420,000	1.24	1.11	89.36%
2080:260	345094	VAC	RES	15/10/2018	55 ARGENTEA BVD PALM COVE	1	$305,000	$371,000	$335,000	1.22	1.10	90.30%
2080:260	280125	VAC	RES	16/09/2016	18 TURTLE CL,CLIFTON BEACH	738	$250,000	$324,900	$265,000	1.30	1.06	81.56%
2080:260	280128	VAC	RES	6/09/2016	2B LITARA CT,PALM COVE	603	$247,500	$261,100	$247,500	1.05	1.00	94.79%
2080:260	280129	VAC	RES	25/08/2016	15 ONYX ST,CLIFTON BEACH	707	$330,000	$369,400	$345,000	1.12	1.05	93.39%
2080:260	280140	VAC	RES	27/05/2016	9 SILVER CRES,PALM COVE	628	$275,000	$309,220	$275,000	1.12	1.00	88.93%
2080:260	289577	VAC	RES	9/03/2017	20 SAVANNAH ST,PALM COVE	1132	$280,000	$300,000	$280,000	1.07	1.00	93.33%
2080:260	326326	VAC	RES	15/09/2017	18 HIDEAWAY CL,PALM COVE	600	$190,000	$228,000	$190,000	1.20	1.00	83.33%
2080:260	335610	VAC	RES	11/08/2018	78 ARGENTEA BVD,PALM COVE	740	$270,000	$312,500	$295,000	1.16	1.09	94.40%
2080:260	335612	VAC	RES	23/07/2018	20 SEASIDE PDE,PALM COVE	600	$275,000	$343,000	$305,000	1.25	1.11	88.92%
2080:260	335627	VAC	RES	3/05/2018	23 SEASIDE PDE,PALM COVE	576	$275,000	$339,000	$305,000	1.23	1.11	89.97%
2080:260	335628	VAC	RES	26/02/2018	13 SEASIDE PDE,PALM COVE	529	$270,000	$335,000	$295,000	1.24	1.09	88.06%
2080:260	335629	VAC	RES	22/01/2018	18 SEASIDE PDE,PALM COVE	600	$280,000	$329,000	$310,000	1.18	1.11	94.22%
2080:260	335631	VAC	RES	13/09/2017	6 BEACHMONT PL,PALM COVE	608	$315,000	$349,000	$315,000	1.11	1.00	90.26%
2080:260	340742	VAC	RES	3/10/2018	26 AURELIA RD,PALM COVE	720	$265,000	$208,000	$265,000	0.78	1.00	127.40%
2080:260	341552	VAC	RES	11/09/2018	46 SECLUSION DVE,PALM COVE	631	$187,500	$230,000	$187,500	1.23	1.00	81.52%
2080:260	343602	VAC	RES	19/11/2018	25 SEASIDE PDE,PALM COVE	600	$280,000	$343,000	$310,000	1.23	1.11	90.38%
2080:260	253388	VAC	RES	7/01/2016	12 ONYX ST,CLIFTON BEACH	1010	$365,000	$395,000	$380,000	1.08	1.04	96.20%
2080:260	293812	VAC	RES	24/05/2017	4 LATANIA CL,PALM COVE	841	$320,000	$286,500	$280,000	0.90	0.88	97.73%
2080:260	326309	VAC	RES	12/10/2017	73 VEIVERS RD,PALM COVE	813	$290,000	$303,725	$290,000	1.05	1.00	95.48%
2080:260	326349	VAC	RES	19/10/2017	19 ONYX ST,CLIFTON BEACH	836	$350,000	$390,000	$365,000	1.11	1.04	93.59%
2080:260	327436	VAC	RES	19/05/2018	13 LITARA CT PALM COVE	506	$265,000	$308,380	$265,000	1.16	1.00	85.93%
2080:260	335613	VAC	RES	28/05/2018	24 SEASIDE PDE,PALM COVE	594	$280,000	$349,000	$310,000	1.25	1.11	88.83%
2080:260	335626	VAC	RES	14/05/2018	21 SEASIDE PDE,PALM COVE	576	$275,000	$334,000	$305,000	1.21	1.11	91.32%
2080:260	335630	VAC	RES	16/12/2017	29 SEASIDE PDE,PALM COVE	1270	$380,000	$469,000	$420,000	1.23	1.11	89.55%
2080:260	335770	VAC	RES	6/08/2018	22 SEASIDE PDE,PALM COVE	600	$280,000	$345,000	$310,000	1.23	1.11	89.86%
2080:260	339591	LIM	RES	8/09/2018	5 SENNFELD CL,PALM COVE	622	$270,000	$297,500	$270,000	1.10	1.00	90.76%
2080:260	346922	VAC	RES	24/11/2018	20 SEASIDE PDE,PALM COVE	600	$275,000	$355,000	$305,000	1.29	1.11	85.92%
2080:260	346924	VAC	RES	7/11/2017	15 SEASIDE PDE,PALM COVE	512	$265,000	$289,000	$290,000	1.09	1.09	100.35%
2080:260	280110	VAC	RES	9/02/2017	9 ONYX ST,CLIFTON BEACH	700	$310,000	$349,400	$325,000	1.13	1.05	93.02%
2080:260	280113	VAC	RES	23/11/2016	44B CEDAR RD,PALM COVE	400	$202,500	$250,000	$232,500	1.23	1.15	93.00%
2080:260	280115	VAC	RES	11/11/2016	4B LITARA CT,PALM COVE	674	$255,000	$302,220	$255,000	1.19	1.00	84.38%
2080:260	289574	VAC	RES	11/04/2017	58 SECLUSION DVE,PALM COVE	660	$185,000	$210,000	$185,000	1.14	1.00	88.10%

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2080:260	289576	VAC	RES	31/03/2017	25 SECLUSION DVE,PALM COVE	450	$180,000	$190,000	$180,000	1.06	1.00	94.74%
2080:260	321518	VAC	RES	26/03/2018	10 KURT CL,PALM COVE	914	$290,000	$291,400	$290,000	1.00	1.00	99.52%
2080:260	326298	VAC	RES	21/11/2017	12 KURT CL,PALM COVE	867	$295,000	$259,050	$290,000	0.88	0.98	111.95%
2080:260	326319	VAC	RES	1/09/2017	16 SANCTUARY CL,PALM COVE	2260	$335,000	$345,000	$335,000	1.03	1.00	97.10%
2080:260	326333	VAC	RES	20/02/2018	29 YULE AV,CLIFTON BEACH	800	$265,000	$385,000	$280,000	1.45	1.06	72.73%
2080:260	335611	VAC	RES	28/07/2018	40 SECLUSION DVE,PALM COVE	782	$202,500	$225,000	$202,500	1.11	1.00	90.00%
2080:260	345091	VAC	RES	30/10/2018	57 ARGENTEA BVD PALM COVE	1	$295,000	$359,000	$325,000	1.22	1.10	90.53%
2080:260	346923	VAC	RES	13/06/2018	59 ARGENTEA BVD,PALM COVE	611	$290,000	$359,000	$320,000	1.24	1.10	89.14%

Test	Standard	Score	Comment
COD	<= 15%	5.74%	
MVP	>=85%<=100%	91.98%	
PRD	>=98%<=103%	100.38%	
PHV (Against)	No Standard	6.67%	
PLV (Support)	No Standard	13.33%	

2080:262

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:262	241181	VAC	RES	31/08/2015	16 MIDSHIP ST,TRINITY BEACH	699	$192,500	$207,540	$202,500	1.08	1.05	97.57%
2080:262	282684	VAC	RES	13/01/2017	26 STARCKE TRAIL,SMITHFIELD	592	$202,500	$222,000	$212,500	1.10	1.05	95.72%
2080:262	289706	VAC	RES	11/04/2017	21 NEWRY TRAIL,SMITHFIELD	510	$197,500	$209,700	$207,500	1.06	1.05	98.95%
2080:262	289732	VAC	RES	21/03/2017	17 GILBERTON GATE ,SMITHFIELD	400	$177,500	$199,000	$187,500	1.12	1.06	94.22%
2080:262	293816	VAC	RES	16/05/2017	13 NEWRY TRAIL,SMITHFIELD	673	$212,500	$238,100	$222,500	1.12	1.05	93.45%
2080:262	326368	VAC	RES	23/02/2018	14 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$277,500	$245,000	1.13	1.00	88.29%
2080:262	326370	VAC	RES	1/02/2018	20 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$288,000	$245,000	1.18	1.00	85.07%
2080:262	326373	VAC	RES	4/12/2017	22 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$265,000	$245,000	1.08	1.00	92.45%
2080:262	326495	VAC	RES	12/09/2017	8 MASTER CRCT,TRINITY BEACH	360	$157,500	$173,000	$165,000	1.10	1.05	95.38%
2080:262	326539	VAC	RES	19/10/2017	61 FLAGSHIP DVE,TRINITY BEACH	812	$245,000	$275,000	$255,000	1.12	1.04	92.73%
2080:262	326576	VAC	RES	3/10/2017	48 ROBERTS DVE,TRINITY BEACH	1488	$185,000	$200,000	$195,000	1.08	1.05	97.50%
2080:262	326601	VAC	RES	18/04/2018	14 BAMFORD CL,SMITHFIELD	480	$190,000	$201,500	$200,000	1.06	1.05	99.26%
2080:262	326607	VAC	RES	27/02/2018	23 BAMFORD CL,SMITHFIELD	576	$192,500	$209,000	$202,500	1.09	1.05	96.89%
2080:262	326611	VAC	RES	9/01/2018	47 NEWRY TRAIL,SMITHFIELD	450	$185,000	$197,550	$195,000	1.07	1.05	98.71%
2080:262	326613	VAC	RES	28/11/2017	49 NEWRY TRAIL,SMITHFIELD	480	$190,000	$202,500	$200,000	1.07	1.05	98.77%
2080:262	326615	VAC	RES	23/10/2017	31 NEWRY TRAIL,SMITHFIELD	480	$190,000	$205,500	$200,000	1.08	1.05	97.32%
2080:262	326620	VAC	RES	13/07/2017	37 NEWRY TRAIL,SMITHFIELD	450	$185,000	$200,550	$195,000	1.08	1.05	97.23%
2080:262	326625	VAC	RES	27/04/2018	6 CARDROSS LINK,SMITHFIELD	450	$185,000	$207,550	$195,000	1.12	1.05	93.95%
2080:262	326629	VAC	RES	20/03/2018	8 CARDROSS LINK,SMITHFIELD	375	$175,000	$196,650	$185,000	1.12	1.06	94.08%
2080:262	326633	VAC	RES	12/02/2018	22 GILBERTON GATE ,SMITHFIELD	541	$197,500	$206,000	$207,500	1.04	1.05	100.73%
2080:262	326637	VAC	RES	1/11/2017	14 CHARRINGA LINK,SMITHFIELD	453	$185,000	$212,550	$195,000	1.15	1.05	91.74%
2080:262	326638	VAC	RES	1/11/2017	16 CHARRINGA LINK,SMITHFIELD	513	$195,000	$222,000	$205,000	1.14	1.05	92.34%
2080:262	326646	VAC	RES	28/07/2017	4 GILBERTON GATE ,SMITHFIELD	573	$197,500	$216,500	$207,500	1.10	1.05	95.84%
2080:262	326657	VAC	RES	12/07/2017	86 HARBOUR DVE,TRINITY PARK	1004	$290,000	$331,100	$305,000	1.14	1.05	92.12%
2080:262	326677	VAC	RES	11/01/2018	33 MOORE RD,SMITHFIELD	700	$237,500	$273,000	$237,500	1.15	1.00	87.00%
2080:262	326683	VAC	RES	18/10/2017	3 STARCKE TRAIL,SMITHFIELD	572	$202,500	$224,400	$212,500	1.11	1.05	94.70%
2080:262	326689	VAC	RES	9/05/2017	5 STARCKE TRAIL,SMITHFIELD	493	$192,500	$213,500	$202,500	1.11	1.05	94.85%
2080:262	335635	VAC	RES	10/08/2018	24 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$260,000	$245,000	1.06	1.00	94.23%
2080:262	335641	VAC	RES	4/06/2018	7 FLOW CL,TRINITY BEACH	600	$215,000	$245,000	$225,000	1.14	1.05	91.84%
2080:262	335643	VAC	RES	25/05/2018	33 FLAGSHIP DVE,TRINITY BEACH	1650	$215,000	$235,000	$225,000	1.09	1.05	95.74%
2080:262	280146	VAC	RES	19/12/2016	67 LEONARD ST,KEWARRA BEACH	1081	$235,000	$227,500	$235,000	0.97	1.00	103.30%
2080:262	289591	VAC	RES	11/01/2017	38A LEONARD ST,KEWARRA BEACH	1027	$255,000	$310,000	$255,000	1.22	1.00	82.26%
2080:262	293822	VAC	RES	11/05/2017	6 MOORELAND PL,KEWARRA BEACH	1311	$280,000	$290,750	$280,000	1.04	1.00	96.30%
2080:262	297127	VAC	RES	7/06/2017	20 GILBERTON GATE ,SMITHFIELD	521	$195,000	$208,000	$205,000	1.07	1.05	98.56%

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2080:262	297264	VAC	RES	23/05/2017	25 NEWRY TRAIL,SMITHFIELD	598	$200,000	$227,000	$210,000	1.14	1.05	92.51%
2080:262	326361	VAC	RES	1/05/2018	32A LEONARD ST,KEWARRA BEACH	1204	$255,000	$274,400	$255,000	1.08	1.00	92.93%
2080:262	326362	VAC	RES	24/04/2018	9 MOORELAND PL,KEWARRA BEACH	700	$217,500	$255,000	$217,500	1.17	1.00	85.29%
2080:262	326364	VAC	RES	21/03/2018	55 LEONARD ST,KEWARRA BEACH	946	$225,000	$210,000	$210,000	0.93	0.93	100.00%
2080:262	326471	VAC	RES	26/04/2018	13 MASTER CRCT,TRINITY BEACH	450	$170,000	$188,000	$177,500	1.11	1.04	94.41%
2080:262	326476	VAC	RES	27/03/2018	11 FLOW CL TRINITY BEACH	1555	$230,000	$245,500	$242,500	1.07	1.05	98.78%
2080:262	326485	VAC	RES	22/12/2017	10 MASTER CRCT,TRINITY BEACH	450	$170,000	$196,000	$177,500	1.15	1.04	90.56%
2080:262	326490	VAC	RES	11/12/2017	16 MASTER CRCT,TRINITY BEACH	400	$162,500	$180,000	$170,000	1.11	1.05	94.44%
2080:262	326492	VAC	RES	20/11/2017	68 FLAGSHIP DVE,TRINITY BEACH	652	$220,000	$250,000	$230,000	1.14	1.05	92.00%
2080:262	326493	VAC	RES	20/11/2017	4 MASTER CRCT,TRINITY BEACH	450	$170,000	$196,000	$177,500	1.15	1.04	90.56%
2080:262	326494	VAC	RES	3/11/2017	63 FLAGSHIP DVE,TRINITY BEACH	3417	$250,000	$280,000	$265,000	1.12	1.06	94.64%
2080:262	326538	VAC	RES	19/10/2017	16 MARITIME WAY,TRINITY BEACH	450	$170,000	$196,000	$177,500	1.15	1.04	90.56%
2080:262	326577	VAC	RES	17/05/2017	81 COASTLINE PDE,TRINITY BEACH	737	$265,000	$280,000	$280,000	1.06	1.06	100.00%
2080:262	326578	VAC	RES	10/04/2017	62 COASTLINE PDE,TRINITY BEACH	651	$235,000	$270,000	$247,500	1.15	1.05	91.67%
2080:262	326580	VAC	RES	14/02/2017	87 COASTLINE PDE TRINITY BEACH	905	$255,000	$300,000	$270,000	1.18	1.06	90.00%
2080:262	326605	VAC	RES	9/04/2018	45 NEWRY TRAIL,SMITHFIELD	375	$175,000	$192,950	$185,000	1.10	1.06	95.88%
2080:262	326617	VAC	RES	28/07/2017	12 BYERSTOWN LINK,TRINITY PARK	587	$202,500	$227,000	$212,500	1.12	1.05	93.61%
2080:262	326631	VAC	RES	14/03/2018	24 GILBERTON GATE ,SMITHFIELD	604	$200,000	$212,000	$210,000	1.06	1.05	99.06%
2080:262	326651	VAC	RES	8/11/2017	16 NORTHCOTE ST,TRINITY PARK	597	$202,500	$250,000	$212,500	1.23	1.05	85.00%
2080:262	326674	VAC	RES	9/03/2018	10 MEGALONG CL,SMITHFIELD	1436	$255,000	$265,000	$255,000	1.04	1.00	96.23%
2080:262	326679	VAC	RES	13/12/2017	30 THORNBOROUGH CRCT,SMITHFIELD	598	$212,500	$231,900	$222,500	1.09	1.05	95.95%
2080:262	335638	VAC	RES	29/06/2018	2 MARITIME WAY,TRINITY BEACH	442	$167,500	$185,000	$175,000	1.10	1.04	94.59%
2080:262	335642	VAC	RES	1/06/2018	18 CHARRINGA LINK,SMITHFIELD	668	$207,500	$217,000	$217,500	1.05	1.05	100.23%
2080:262	337010	VAC	RES	31/08/2018	48 THORNBOROUGH CRCT,SMITHFIELD	625	$212,500	$254,300	$222,500	1.20	1.05	87.50%
2080:262	338109	VAC	RES	20/06/2018	15 BAMFORD CL,SMITHFIELD	480	$185,000	$197,000	$195,000	1.06	1.05	98.98%
2080:262	338225	VAC	RES	29/08/2018	18 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$265,000	$245,000	1.08	1.00	92.45%
2080:262	335646	VAC	RES	22/05/2018	9 MASTER CRCT,TRINITY BEACH	450	$170,000	$185,000	$177,500	1.09	1.04	95.95%
2080:262	337342	VAC	RES	6/08/2018	20 FLOW CL,TRINITY BEACH	2852	$215,000	$255,000	$225,000	1.19	1.05	88.24%
2080:262	340747	VAC	RES	14/06/2018	42 MASTER CRCT,TRINITY BEACH	450	$170,000	$193,000	$177,500	1.14	1.04	91.97%
2080:262	340752	VAC	RES	26/09/2018	68 LEONARD ST,KEWARRA BEACH	877	$222,500	$230,000	$222,500	1.03	1.00	96.74%
2080:262	346927	VAC	RES	27/11/2018	29 MASTER CRCT,TRINITY BEACH	641	$195,000	$223,200	$205,000	1.14	1.05	91.85%
2080:262	346934	VAC	RES	2/11/2018	47 MASTER CRCT,TRINITY BEACH	480	$177,500	$201,000	$187,500	1.13	1.06	93.28%
2080:262	347137	VAC	RES	5/06/2018	53 MASTER CRCT,TRINITY BEACH	480	$177,500	$204,000	$187,500	1.15	1.06	91.91%
2080:262	338820	VAC	RES	4/04/2018	36 MASTER CRCT,TRINITY BEACH	450	$170,000	$196,000	$177,500	1.15	1.04	90.56%
2080:262	340750	VAC	RES	15/08/2018	15 CONICAL CL,TRINITY BEACH	533	$180,000	$233,350	$197,500	1.30	1.10	84.64%
2080:262	341560	VAC	RES	25/09/2018	46 MASTER CRCT,TRINITY BEACH	544	$182,500	$205,000	$192,500	1.12	1.05	93.90%
2080:262	346925	VAC	RES	20/12/2018	72 FLAGSHIP DVE,TRINITY BEACH	600	$225,000	$245,000	$237,500	1.09	1.06	96.94%
2080:262	346928	VAC	RES	16/11/2018	24 MARITIME WAY,TRINITY BEACH	442	$170,000	$188,000	$177,500	1.11	1.04	94.41%
2080:262	346935	VAC	RES	26/10/2018	34 MASTER CRCT,TRINITY BEACH	360	$157,500	$168,000	$165,000	1.07	1.05	98.21%
2080:262	346936	VAC	RES	25/10/2018	41 CATAMARAN CRCT,TRINITY BEACH	1513	$225,000	$248,900	$237,500	1.11	1.06	95.42%
2080:262	346938	VAC	RES	22/10/2018	59 MASTER CRCT,TRINITY BEACH	480	$177,500	$197,000	$187,500	1.11	1.06	95.18%
2080:262	347139	VAC	RES	25/06/2018	67 FLAGSHIP DVE,TRINITY BEACH	2174	$220,000	$260,000	$230,000	1.18	1.05	88.46%
2080:262	347141	VAC	RES	27/04/2018	64 NEWRY TRAIL,SMITHFIELD	375	$175,000	$191,700	$185,000	1.10	1.06	96.50%
2080:262	280149	VAC	RES	31/10/2016	5 MOORELAND PL,KEWARRA BEACH	608	$207,500	$233,000	$207,500	1.12	1.00	89.06%
2080:262	281483	VAC	RES	9/02/2017	26 SETON ST,TRINITY PARK	581	$202,500	$212,800	$212,500	1.05	1.05	99.86%
2080:262	289586	VAC	RES	4/02/2017	17 MOORELAND PL,KEWARRA BEACH	688	$215,000	$239,000	$215,000	1.11	1.00	89.96%
2080:262	289708	VAC	RES	3/04/2017	22 NORTHCOTE ST,TRINITY PARK	600	$207,500	$228,100	$217,500	1.10	1.05	95.35%
2080:262	326374	VAC	RES	19/11/2017	6 NARABEEN ST,KEWARRA BEACH	664	$207,500	$216,000	$207,500	1.04	1.00	96.06%
2080:262	326470	VAC	RES	10/05/2018	5 FLOW CL,TRINITY BEACH	604	$210,000	$230,000	$220,000	1.10	1.05	95.65%
2080:262	326472	VAC	RES	17/04/2018	9 FLOW CL TRINITY BEACH	1370	$215,000	$244,500	$225,000	1.14	1.05	92.02%
2080:262	326477	VAC	RES	16/04/2018	47 FLAGSHIP DVE,TRINITY BEACH	1656	$240,000	$240,000	$240,000	1.00	1.00	100.00%
2080:262	326479	VAC	RES	27/02/2018	12 COXSWAIN PL,TRINITY BEACH	456	$170,000	$175,000	$177,500	1.03	1.04	101.43%

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2080:262	326481	VAC	RES	23/01/2018	12 MASTER CRCT,TRINITY BEACH	400	$162,500	$183,000	$170,000	1.13	1.05	92.90%
2080:262	326484	VAC	RES	16/01/2018	3 MASTER CRCT,TRINITY BEACH	360	$157,500	$170,000	$165,000	1.08	1.05	97.06%
2080:262	326496	VAC	RES	12/09/2017	8 MARITIME WAY,TRINITY BEACH	442	$167,500	$191,000	$175,000	1.14	1.04	91.62%
2080:262	326537	VAC	RES	27/10/2017	6 MASTER CRCT,TRINITY BEACH	400	$162,500	$183,000	$170,000	1.13	1.05	92.90%
2080:262	326566	VAC	RES	14/02/2018	11 CONICAL CL,TRINITY BEACH	531	$180,000	$229,550	$197,500	1.28	1.10	86.04%
2080:262	326603	VAC	RES	13/04/2018	13 BAMFORD CL,SMITHFIELD	480	$185,000	$199,500	$195,000	1.08	1.05	97.74%
2080:262	326619	VAC	RES	13/07/2017	39 NEWRY TRAIL,SMITHFIELD	375	$175,000	$191,650	$185,000	1.10	1.06	96.53%
2080:262	326621	VAC	RES	13/07/2017	41 NEWRY TRAIL,SMITHFIELD	375	$175,000	$191,650	$185,000	1.10	1.06	96.53%
2080:262	326627	VAC	RES	29/03/2018	8 GILBERTON GATE ,SMITHFIELD	450	$185,000	$196,000	$195,000	1.06	1.05	99.49%
2080:262	326632	VAC	RES	16/02/2018	61 NEWRY TRAIL,SMITHFIELD	504	$192,500	$202,000	$202,500	1.05	1.05	100.25%
2080:262	326634	VAC	RES	19/01/2018	10 GILBERTON GATE ,SMITHFIELD	450	$185,000	$201,000	$195,000	1.09	1.05	97.01%
2080:262	326656	VAC	RES	6/09/2017	18 NORTHCOTE ST,TRINITY PARK	600	$202,500	$243,500	$212,500	1.20	1.05	87.27%
2080:262	326682	VAC	RES	19/10/2017	48 THORNBOROUGH CRCT,SMITHFIELD	625	$212,500	$244,300	$222,500	1.15	1.05	91.08%
2080:262	335634	VAC	RES	22/08/2018	94 SEAWAYS ST,TRINITY BEACH	546	$180,000	$208,700	$190,000	1.16	1.06	91.04%
2080:262	335644	VAC	RES	25/05/2018	23 CHARRINGA LINK,SMITHFIELD	390	$177,500	$191,140	$187,500	1.08	1.06	98.10%
2080:262	337000	VAC	RES	17/08/2018	39 FLAGSHIP DVE,TRINITY BEACH	1649	$240,000	$245,000	$240,000	1.02	1.00	97.96%
2080:262	337950	VAC	RES	31/05/2018	1 MASTER CRCT,TRINITY BEACH	494	$177,500	$201,000	$187,500	1.13	1.06	93.28%
2080:262	338815	VAC	RES	4/06/2018	61 MASTER CRCT,TRINITY BEACH	608	$195,000	$208,700	$205,000	1.07	1.05	98.23%
2080:262	340748	VAC	RES	25/06/2018	22 MARITIME WAY,TRINITY BEACH	450	$170,000	$189,999	$177,500	1.12	1.04	93.42%
2080:262	346930	VAC	RES	16/11/2018	44 MASTER CRCT,TRINITY BEACH	400	$162,500	$183,000	$170,000	1.13	1.05	92.90%
2080:262	346939	VAC	RES	18/10/2018	11 MASTER CRCT,TRINITY BEACH	400	$162,500	$175,000	$170,000	1.08	1.05	97.14%
2080:262	346940	VAC	RES	25/09/2018	5 MASTER CRCT,TRINITY BEACH	450	$170,000	$180,000	$177,500	1.06	1.04	98.61%
2080:262	280147	VAC	RES	1/12/2016	34A LEONARD ST,KEWARRA BEACH	1197	$255,000	$285,100	$255,000	1.12	1.00	89.44%
2080:262	289584	VAC	RES	24/04/2017	8 MOORELAND PL,KEWARRA BEACH	1461	$255,000	$290,750	$255,000	1.14	1.00	87.70%
2080:262	289585	VAC	RES	12/03/2017	17 LEONARD ST,KEWARRA BEACH	878	$242,500	$280,000	$242,500	1.15	1.00	86.61%
2080:262	289735	VAC	RES	8/03/2017	2 NEWRY TRAIL,SMITHFIELD	592	$200,000	$220,000	$210,000	1.10	1.05	95.45%
2080:262	315668	VAC	RES	21/06/2017	13 KAVIENG ST,TRINITY BEACH	386	$150,000	$176,500	$165,000	1.18	1.10	93.48%
2080:262	326365	VAC	RES	20/03/2018	16 MOORELAND PL,KEWARRA BEACH	1050	$245,000	$270,000	$245,000	1.10	1.00	90.74%
2080:262	326371	VAC	RES	8/01/2018	12 CORYMBIA CT,KEWARRA BEACH	911	$235,000	$260,000	$235,000	1.11	1.00	90.38%
2080:262	326379	VAC	RES	31/07/2017	32A LEONARD ST,KEWARRA BEACH	1204	$255,000	$270,000	$255,000	1.06	1.00	94.44%
2080:262	326478	VAC	RES	9/04/2018	17 MASTER CRCT,TRINITY BEACH	400	$162,500	$183,000	$170,000	1.13	1.05	92.90%
2080:262	326483	VAC	RES	19/01/2018	7 MASTER CRCT,TRINITY BEACH	360	$157,500	$173,000	$165,000	1.10	1.05	95.38%
2080:262	326487	VAC	RES	13/12/2017	65 FLAGSHIP DVE,TRINITY BEACH	3404	$225,000	$252,000	$237,500	1.12	1.06	94.25%
2080:262	326536	VAC	RES	1/11/2017	2 MASTER CRCT,TRINITY BEACH	544	$182,500	$203,000	$192,500	1.11	1.05	94.83%
2080:262	326568	VAC	RES	5/01/2018	59 SEAWAYS ST,TRINITY BEACH	450	$177,500	$195,800	$187,500	1.10	1.06	95.76%
2080:262	326575	VAC	RES	30/10/2017	64 FLAGSHIP DVE,TRINITY BEACH	622	$220,000	$250,000	$230,000	1.14	1.05	92.00%
2080:262	326579	VAC	RES	14/02/2017	89 COASTLINE PDE TRINITY BEACH	1078	$265,000	$300,000	$280,000	1.13	1.06	93.33%
2080:262	326604	VAC	RES	11/04/2018	43 NEWRY TRAIL,SMITHFIELD	375	$175,000	$189,650	$185,000	1.08	1.06	97.55%
2080:262	326606	VAC	RES	21/03/2018	21 BAMFORD CL,SMITHFIELD	480	$185,000	$199,500	$195,000	1.08	1.05	97.74%
2080:262	326612	VAC	RES	7/12/2017	29 NEWRY TRAIL,SMITHFIELD	496	$200,000	$220,400	$210,000	1.10	1.05	95.28%
2080:262	326614	VAC	RES	20/11/2017	60 NEWRY TRAIL,SMITHFIELD	450	$185,000	$202,550	$195,000	1.09	1.05	96.27%
2080:262	326630	VAC	RES	14/03/2018	68 NEWRY TRAIL,SMITHFIELD	525	$195,000	$209,000	$205,000	1.07	1.05	98.09%
2080:262	326635	VAC	RES	28/11/2017	6 CHARRINGA LINK,SMITHFIELD	453	$185,000	$212,550	$195,000	1.15	1.05	91.74%
2080:262	326636	VAC	RES	3/11/2017	19 CHARRINGA LINK,SMITHFIELD	431	$182,500	$203,200	$192,500	1.11	1.05	94.73%
2080:262	326639	VAC	RES	27/10/2017	4 CARDROSS LINK,SMITHFIELD	446	$185,000	$207,550	$195,000	1.12	1.05	93.95%
2080:262	326645	VAC	RES	11/08/2017	12 NEWRY TRAIL,SMITHFIELD	500	$192,500	$207,000	$202,500	1.08	1.05	97.83%
2080:262	326647	VAC	RES	19/07/2017	18 NEWRY TRAIL,SMITHFIELD	500	$192,500	$207,000	$202,500	1.08	1.05	97.83%
2080:262	326648	VAC	RES	9/06/2017	23 NEWRY TRAIL,SMITHFIELD	544	$197,500	$222,500	$207,500	1.13	1.05	93.26%
2080:262	326654	VAC	RES	11/09/2017	7 PACIFIC PL,TRINITY PARK	600	$202,500	$240,000	$212,500	1.19	1.05	88.54%
2080:262	335636	VAC	RES	31/07/2018	17 FLOW CL,TRINITY BEACH	606	$215,000	$230,000	$225,000	1.07	1.05	97.83%
2080:262	335639	VAC	RES	28/06/2018	9 BAMFORD CL,SMITHFIELD	614	$200,000	$211,000	$210,000	1.06	1.05	99.53%
2080:262	335645	VAC	RES	22/05/2018	11 BAMFORD CL,SMITHFIELD	544	$192,500	$209,000	$202,500	1.09	1.05	96.89%

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2080:262	335647	VAC	RES	8/05/2018	4 MARITIME WAY,TRINITY BEACH	450	$170,000	$185,000	$177,500	1.09	1.04	95.95%
2080:262	336809	VAC	RES	1/08/2018	13 CONICAL CL,TRINITY BEACH	531	$180,000	$237,550	$197,500	1.32	1.10	83.14%
2080:262	339593	VAC	RES	2/10/2018	4 MOORELAND PL,KEWARRA BEACH	839	$230,000	$250,000	$230,000	1.09	1.00	92.00%
2080:262	339597	VAC	RES	24/07/2018	20 MARITIME WAY,TRINITY BEACH	450	$170,000	$196,000	$177,500	1.15	1.04	90.56%
2080:262	341562	VAC	RES	28/05/2018	40 MASTER CRCT,TRINITY BEACH	400	$162,500	$183,000	$170,000	1.13	1.05	92.90%
2080:262	342515	VAC	RES	18/10/2018	2 MOORELAND PL,KEWARRA BEACH	1237	$255,000	$270,000	$255,000	1.06	1.00	94.44%
2080:262	345601	IMP	RES	6/11/2018	97B MOORE RD,KEWARRA BEACH	1000	$255,000	$343,800	$255,000	1.35	1.00	74.17%
2080:262	346933	VAC	RES	2/11/2018	39 CONICAL CL,TRINITY BEACH	474	$180,000	$240,000	$197,500	1.33	1.10	82.29%
2080:262	346943	VAC	RES	11/09/2018	84 FLAGSHIP DVE,TRINITY BEACH	507	$205,000	$231,000	$215,000	1.13	1.05	93.07%
2080:262	347133	VAC	RES	17/07/2018	74 FLAGSHIP DVE,TRINITY BEACH	600	$225,000	$249,000	$237,500	1.11	1.06	95.38%
2080:262	347134	VAC	RES	17/07/2018	82 FLAGSHIP DVE,TRINITY BEACH	500	$205,000	$235,000	$215,000	1.15	1.05	91.49%
2080:262	347135	VAC	RES	26/06/2018	75 FLAGSHIP DVE,TRINITY BEACH	2645	$260,000	$285,000	$275,000	1.10	1.06	96.49%
2080:262	347140	VAC	RES	22/06/2018	70 FLAGSHIP DVE,TRINITY BEACH	652	$225,000	$260,000	$237,500	1.16	1.06	91.35%

Test	Standard	Score	Comment
COD	<= 15%	3.48%	Majority of sales comprise of subdivision sales, where sale prices and applied levels are fairly uniformed.
MVP	>=85%<=100%	93.94%	
PRD	>=98%<=103%	100.36%	
PHV (Against)	No Standard	3.31%	
PLV (Support)	No Standard	3.31%	

2080:265

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:265	280167	VAC	RES	16/12/2016	36 WHIPBIRD DVE,SMITHFIELD	689	$242,500	$265,000	$255,000	1.09	1.05	96.23%
2080:265	326671	VAC	RES	18/04/2018	71 LANDSBOROUGH DVE,SMITHFIELD	657	$177,500	$237,500	$195,000	1.34	1.10	82.11%
2080:265	326686	VAC	RES	10/08/2017	33 WHIPBIRD DVE,SMITHFIELD	905	$230,000	$273,000	$242,500	1.19	1.05	88.83%
2080:265	326705	VAC	RES	21/09/2017	0 ORANA ST,CARAVONICA	788	$365,000	$379,000	$365,000	1.04	1.00	96.31%
2080:265	344872	VAC	RES	15/10/2018	5B SERENITY PL,SMITHFIELD	1376	$240,000	$281,000	$265,000	1.17	1.10	94.31%
2080:265	253437	VAC	RES	19/02/2016	18 JARDA ST,SMITHFIELD	1200	$205,000	$190,000	$185,000	0.93	0.90	97.37%
2080:265	280177	VAC	RES	5/10/2016	3 HOCKEY AV,SMITHFIELD	650	$180,000	$217,750	$197,500	1.21	1.10	90.70%
2080:265	326678	VAC	RES	21/12/2017	42 LANDSBOROUGH DVE,SMITHFIELD	645	$180,000	$205,450	$197,500	1.14	1.10	96.13%
2080:265	326707	VAC	RES	23/07/2017	4 WIRREGA CL,CARAVONICA	1019	$265,000	$295,000	$280,000	1.11	1.06	94.92%
2080:265	335648	VAC	RES	20/06/2018	28 AROONA ST,CARAVONICA	450	$175,000	$197,800	$185,000	1.13	1.06	93.53%
2080:265	338222	VAC	RES	2/10/2018	21 WHIPBIRD DVE,SMITHFIELD	640	$230,000	$259,000	$242,500	1.13	1.05	93.63%
2080:265	347295	VAC	RES	28/06/2018	CHARLESTON WAY SMITHFIELD	1	$190,000	$212,000	$200,000	1.12	1.05	94.34%
2080:265	253438	VAC	RES	6/02/2016	20 BENA ST,SMITHFIELD	920	$215,000	$225,000	$225,000	1.05	1.05	100.00%
2080:265	280166	VAC	RES	23/12/2016	25 WHIPBIRD DVE,SMITHFIELD	600	$237,500	$254,000	$250,000	1.07	1.05	98.43%
2080:265	283138	VAC	RES	17/02/2017	27 WHIPBIRD DVE,SMITHFIELD	650	$225,000	$259,000	$237,500	1.15	1.06	91.70%
2080:265	293835	VAC	RES	12/05/2017	11 GAWAY ST,CARAVONICA	1424	$310,000	$360,000	$325,000	1.16	1.05	90.28%
2080:265	326670	VAC	RES	4/05/2018	23 WHIPBIRD DVE,SMITHFIELD	650	$225,000	$259,000	$237,500	1.15	1.06	91.70%
2080:265	326673	VAC	RES	10/04/2018	28 AMBERWOOD CRES,SMITHFIELD	600	$225,000	$250,000	$237,500	1.11	1.06	95.00%
2080:265	326687	VAC	RES	5/08/2017	21 GREENVALE CL,SMITHFIELD	707	$260,000	$259,000	$260,000	1.00	1.00	100.39%
2080:265	326708	VAC	RES	21/02/2017	0 AKAME AV,CARAVONICA	1103	$385,000	$409,600	$385,000	1.06	1.00	93.99%
2080:265	335649	VAC	RES	20/12/2017	0 ORANA ST,CARAVONICA	789	$370,000	$399,900	$370,000	1.08	1.00	92.52%
2080:265	280165	VAC	RES	18/01/2017	50 AROONA ST,CARAVONICA	945	$247,500	$235,000	$235,000	0.95	0.95	100.00%
2080:265	280169	VAC	RES	17/11/2016	0 AKAME AV,CARAVONICA	790	$405,000	$410,000	$405,000	1.01	1.00	98.78%
2080:265	280173	VAC	RES	3/11/2016	6 LAURALIU CL,SMITHFIELD	1272	$215,000	$260,000	$237,500	1.21	1.10	91.35%
2080:265	281917	VAC	RES	30/11/2016	36 ORANA ST,CARAVONICA	711	$405,000	$410,000	$405,000	1.01	1.00	98.78%
2080:265	282942	VAC	RES	21/03/2017	20 AMBERWOOD CRES,SMITHFIELD	677	$255,000	$275,000	$270,000	1.08	1.06	98.18%
2080:265	326672	VAC	RES	10/04/2018	13 AMBERWOOD CRES,SMITHFIELD	626	$230,000	$259,000	$242,500	1.13	1.05	93.63%

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2080:265	326684	VAC	RES	10/10/2017	31 WHIPBIRD DVE,SMITHFIELD	779	$225,000	$260,500	$237,500	1.16	1.06	91.17%
2080:265	347142	VAC	RES	7/11/2018	22 AMBERWOOD CRES,SMITHFIELD	656	$237,500	$259,000	$250,000	1.09	1.05	96.53%

Test	Standard	Score	Comment
COD	<= 15%	3.54%	Predominately subdivision sales where sale prices and applied levels are fairly uniformed.
MVP	>=85%<=100%	94.83%	
PRD	>=98%<=103%	100.26%	
PHV (Against)	No Standard	6.90%	
PLV (Support)	No Standard	3.45%	

2080:267

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:267	296062	VAC	RES	10/06/2017	41 MORGAN ST,YORKEYS KNOB	541	$165,000	$212,725	$190,000	1.29	1.15	89.32%
2080:267	326710	VAC	RES	19/10/2017	14 DEVLEX CT,MACHANS BEACH	1075	$200,000	$230,000	$215,000	1.15	1.08	93.48%
2080:267	326712	VAC	RES	29/08/2017	40 BARRON RIVER ESP,MACHANS BEACH	829	$190,000	$215,000	$205,000	1.13	1.08	95.35%
2080:267	253449	VAC	RES	11/01/2016	16 DEVLEX CT,MACHANS BEACH	1075	$200,000	$236,000	$215,000	1.18	1.08	91.10%
2080:267	289686	VAC	RES	10/05/2017	19 MACHAN ST,MACHANS BEACH	539	$155,000	$177,475	$170,000	1.15	1.10	95.79%
2080:267	326711	VAC	RES	31/08/2017	22 BUCKLEY ST,YORKEYS KNOB	1051	$215,000	$263,600	$240,000	1.23	1.12	91.05%

Test	Standard	Score	Comment
COD	<= 15%	2.37%	applied the limited sales evidence.
MVP	>=85%<=100%	92.68%	
PRD	>=98%<=103%	100.17%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:270

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:270	279941	VAC	RES	2/09/2016	18 TURPENTINE ST,REDLYNCH	996	$325,000	$405,000	$345,000	1.25	1.06	85.19%
2080:270	282263	VAC	RES	11/01/2017	98 SPRINGBROOK AV,REDLYNCH	600	$242,500	$275,000	$255,000	1.13	1.05	92.73%
2080:270	289552	VAC	RES	27/03/2017	1 TYSON PL,REDLYNCH	854	$230,000	$246,300	$242,500	1.07	1.05	98.46%
2080:270	326715	VAC	RES	3/04/2018	45 XAVIER HERBERT DVE,REDLYNCH	1027	$167,500	$160,000	$160,000	0.96	0.96	100.00%
2080:270	326717	VAC	RES	12/03/2018	38 HALIFAX DVE,REDLYNCH	537	$217,500	$248,000	$227,500	1.14	1.05	91.73%
2080:270	326728	VAC	RES	29/09/2017	8 TYRCONNELL CRES,REDLYNCH	835	$237,500	$277,600	$250,000	1.17	1.05	90.06%
2080:270	326729	VAC	RES	29/09/2017	4 CLEVELAND CT,REDLYNCH	672	$235,000	$276,500	$247,500	1.18	1.05	89.51%
2080:270	326732	VAC	RES	25/07/2017	31 GENESTA CRCT,REDLYNCH	643	$235,000	$259,000	$247,500	1.10	1.05	95.56%
2080:270	326735	VAC	RES	29/06/2017	2 TYSON PL,REDLYNCH	609	$200,000	$240,000	$210,000	1.20	1.05	87.50%
2080:270	326740	VAC	RES	10/11/2017	60 SPRINGBROOK AV,REDLYNCH	600	$230,000	$266,000	$242,500	1.16	1.05	91.17%
2080:270	326742	VAC	RES	17/10/2017	62 SPRINGBROOK AV,REDLYNCH	600	$230,000	$269,000	$242,500	1.17	1.05	90.15%
2080:270	335655	VAC	RES	5/06/2018	6 CORIO CT,REDLYNCH	451	$222,500	$245,000	$232,500	1.10	1.04	94.90%
2080:270	338667	VAC	RES	12/09/2018	21 HALIFAX DVE,REDLYNCH	527	$232,500	$249,000	$245,000	1.07	1.05	98.39%
2080:270	347144	VAC	RES	26/10/2018	70 SPRINGBROOK AV,REDLYNCH	600	$237,500	$278,000	$250,000	1.17	1.05	89.93%
2080:270	279934	VAC	RES	7/11/2016	15 TYSON PL,REDLYNCH	522	$195,000	$220,000	$205,000	1.13	1.05	93.18%
2080:270	279936	VAC	RES	31/10/2016	14 TYSON PL,REDLYNCH	393	$177,500	$200,000	$187,500	1.13	1.06	93.75%
2080:270	280424	VAC	RES	4/02/2017	3 WILLOUGHBY CL,REDLYNCH	870	$222,500	$225,420	$232,500	1.01	1.04	103.14%
2080:270	289563	VAC	RES	28/02/2017	7 HALIFAX DVE,REDLYNCH	854	$230,000	$250,500	$242,500	1.09	1.05	96.81%
2080:270	297268	VAC	RES	22/06/2017	32 HODKINSON ST,REDLYNCH	606	$217,500	$241,120	$227,500	1.11	1.05	94.35%
2080:270	297406	LIM	RES	17/03/2016	10 SANDWICH ST,KAMERUNGA	1108	$210,000	$243,000	$220,000	1.16	1.05	90.53%
2080:270	326714	VAC	RES	5/04/2018	40 HALIFAX DVE,REDLYNCH	575	$222,500	$252,000	$232,500	1.13	1.04	92.26%
2080:270	326720	VAC	RES	25/01/2018	10 CORIO CT,REDLYNCH	517	$222,500	$246,000	$232,500	1.11	1.04	94.51%
2080:270	326723	VAC	RES	19/12/2017	5A HYTHE ST,KAMERUNGA	1279	$180,000	$182,500	$180,000	1.01	1.00	98.63%

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2080:270	326733	VAC	RES	4/07/2017	34 HALIFAX DVE,REDLYNCH	470	$212,500	$236,000	$222,500	1.11	1.05	94.28%
2080:270	326734	VAC	RES	8/06/2017	17 GENESTA CRCT,REDLYNCH	600	$240,000	$263,000	$250,000	1.10	1.04	95.06%
2080:270	326736	VAC	RES	4/05/2017	5B HYTHE ST,KAMERUNGA	1548	$192,500	$167,500	$172,500	0.87	0.90	102.99%
2080:270	326738	VAC	RES	28/03/2018	69 SPRINGBROOK AV,REDLYNCH	600	$217,500	$267,020	$240,000	1.23	1.10	89.88%
2080:270	335653	VAC	RES	22/06/2018	44 XAVIER HERBERT DVE,REDLYNCH	1083	$225,000	$269,000	$237,500	1.20	1.06	88.29%
2080:270	336814	VAC	RES	17/08/2018	27 HALIFAX DVE,REDLYNCH	450	$220,000	$233,000	$225,000	1.06	1.02	96.57%
2080:270	281493	VAC	RES	20/01/2017	36 HALIFAX DVE,REDLYNCH	538	$217,500	$246,900	$227,500	1.14	1.05	92.14%
2080:270	288051	VAC	RES	14/02/2017	45 PERSERVERANCE ST,REDLYNCH	603	$217,500	$250,000	$227,500	1.15	1.05	91.00%
2080:270	289561	VAC	RES	7/03/2017	92 SPRINGBROOK AV,REDLYNCH	725	$265,000	$315,000	$280,000	1.19	1.06	88.89%
2080:270	289562	VAC	RES	7/03/2017	32 HALIFAX DVE,REDLYNCH	504	$215,000	$248,000	$225,000	1.15	1.05	90.73%
2080:270	297119	VAC	RES	24/07/2017	41 NOIPO CRES REDLYNCH	689	$217,500	$280,000	$227,500	1.29	1.05	81.25%
2080:270	326726	VAC	RES	12/10/2017	29 GENESTA CRCT,REDLYNCH	480	$217,500	$236,000	$227,500	1.09	1.05	96.40%
2080:270	326727	VAC	RES	10/10/2017	17 HERITAGE CENTRAL ST,REDLYNCH	602	$212,500	$248,000	$222,500	1.17	1.05	89.72%
2080:270	326731	VAC	RES	12/09/2017	5 HALIFAX DVE,REDLYNCH	662	$230,000	$261,300	$242,500	1.14	1.05	92.81%
2080:270	326739	VAC	RES	28/03/2018	77 SPRINGBROOK AV,REDLYNCH	600	$225,000	$276,800	$247,500	1.23	1.10	89.41%
2080:270	336676	VAC	RES	10/08/2018	66 SPRINGBROOK AV,REDLYNCH	600	$235,000	$273,000	$247,500	1.16	1.05	90.66%
2080:270	339596	VAC	RES	4/10/2018	2 CORIO CT,REDLYNCH	623	$225,000	$254,100	$237,500	1.13	1.06	93.47%
2080:270	341554	VAC	RES	25/09/2018	39 NOIPO CRES REDLYNCH	659	$222,500	$276,730	$232,500	1.24	1.04	84.02%
2080:270	279933	VAC	RES	15/11/2016	6 DEMIDENKO CL,REDLYNCH	686	$192,500	$237,500	$202,500	1.23	1.05	85.26%
2080:270	279969	VAC	RES	23/12/2016	18 GENESTA CRCT,REDLYNCH	643	$235,000	$258,000	$247,500	1.10	1.05	95.93%
2080:270	289568	VAC	RES	11/01/2017	102 SPRINGBROOK AV,REDLYNCH	616	$242,500	$277,000	$255,000	1.14	1.05	92.06%
2080:270	293859	VAC	RES	2/05/2017	41 JAK GEE ST,REDLYNCH	1756	$217,500	$234,000	$227,500	1.08	1.05	97.22%
2080:270	326713	VAC	RES	26/04/2018	35 HALIFAX DVE,REDLYNCH	480	$225,000	$245,000	$237,500	1.09	1.06	96.94%
2080:270	326716	VAC	RES	29/03/2018	8 CORIO CT,REDLYNCH	450	$220,000	$238,000	$230,000	1.08	1.05	96.64%
2080:270	326718	VAC	RES	27/02/2018	29 HALIFAX DVE,REDLYNCH	450	$220,000	$233,000	$225,000	1.06	1.02	96.57%
2080:270	326719	VAC	RES	12/02/2018	25 HALIFAX DVE,REDLYNCH	450	$220,000	$233,000	$225,000	1.06	1.02	96.57%
2080:270	326721	VAC	RES	25/01/2018	19 GENESTA CRCT,REDLYNCH	450	$215,000	$228,000	$220,000	1.06	1.02	96.49%
2080:270	326724	VAC	RES	8/12/2017	10 GENESTA CRCT,REDLYNCH	592	$230,000	$261,000	$242,500	1.13	1.05	92.91%
2080:270	326743	VAC	RES	24/08/2017	71 SPRINGBROOK AV,REDLYNCH	660	$225,000	$281,700	$247,500	1.25	1.10	87.86%
2080:270	335654	VAC	RES	13/06/2018	23 HALIFAX DVE,REDLYNCH	450	$220,000	$233,000	$225,000	1.06	1.02	96.57%
2080:270	338112	VAC	RES	17/08/2018	4 CORIO CT,REDLYNCH	501	$227,500	$260,000	$240,000	1.14	1.05	92.31%
2080:270	341568	VAC	RES	10/09/2018	24 MACKERRAS ST,REDLYNCH	712	$195,000	$248,300	$205,000	1.27	1.05	82.56%
2080:270	347143	VAC	RES	30/10/2018	58 MACKERRAS ST,REDLYNCH	782	$240,000	$290,000	$250,000	1.21	1.04	86.21%
2080:270	347146	VAC	RES	4/09/2018	61 PERSERVERANCE ST,REDLYNCH	758	$225,000	$246,740	$237,500	1.10	1.06	96.26%

Test	Standard	Score	Comment
COD	<= 15%	3.96%	Predominately subdivision sales (uniformity in values/applied levels)
MVP	>=85%<=100%	92.79%	
PRD	>=98%<=103%	100.43%	
PHV (Against)	No Standard	3.51%	
PLV (Support)	No Standard	5.26%	

2080:274

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:274	326746	VAC	RHS	21/11/2017	48 GAVIN HAMILTON CL,REDLYNCH	44170	$400,000	$392,500	$400,000	0.98	1.00	101.91%
2080:274	326747	VAC	RHS	4/08/2017	18 FROND CL,REDLYNCH	18920	$225,000	$250,000	$225,000	1.11	1.00	90.00%
2080:274	340760	VAC	RHS	13/07/2018	37 BELLMERE LA,REDLYNCH	1690	$345,000	$395,000	$380,000	1.14	1.10	96.20%
2080:274	341567	VAC	RHS	16/08/2018	2 FROND CL,REDLYNCH	4040	$207,500	$217,500	$207,500	1.05	1.00	95.40%
2080:274	279975	VAC	RHS	17/11/2016	36 GIAUCA ST,REDLYNCH	9343	$340,000	$350,000	$340,000	1.03	1.00	97.14%
2080:274	294245	VAC	RHS	2/05/2017	40 BELLMERE LA,REDLYNCH	2012	$360,000	$397,500	$395,000	1.10	1.10	99.37%
2080:274	328560	VAC	RHS	14/06/2018	29 BELLMERE LA,REDLYNCH	1919	$360,000	$442,250	$395,000	1.23	1.10	89.32%

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2080:274	341565	VAC	RHS	10/08/2018	33 BELLMERE LA,REDLYNCH	1705	$345,000	$410,000	$380,000	1.19	1.10	92.68%
2080:274	289572	VAC	RHS	8/02/2017	15 STAPLETON CL,REDLYNCH	4492	$265,000	$285,000	$280,000	1.08	1.06	98.25%
2080:274	335656	VAC	RHS	13/07/2018	32 BELLMERE LA,REDLYNCH	1966	$360,000	$421,000	$395,000	1.17	1.10	93.82%
2080:274	347147	VAC	RHS	1/08/2018	9 BELLMERE LA,REDLYNCH	2075	$375,000	$423,000	$415,000	1.13	1.11	98.11%
2080:274	253598	VAC	RHS	18/02/2016	35 GIAUCA ST,REDLYNCH	2066	$270,000	$275,000	$270,000	1.02	1.00	98.18%
2080:274	253601	VAC	RHS	18/03/2016	38 GIAUCA ST,REDLYNCH	6948	$320,000	$335,000	$320,000	1.05	1.00	95.52%
2080:274	279974	VAC	RHS	28/08/2016	14 CRYSTAL CL,REDLYNCH	4020	$390,000	$493,000	$450,000	1.26	1.15	91.28%
2080:274	294249	VAC	RHS	2/05/2017	36 BELLMERE LA,REDLYNCH	1974	$360,000	$432,500	$395,000	1.20	1.10	91.33%
2080:274	326745	VAC	RHS	7/03/2018	49 ROBB RD,REDLYNCH	4000	$360,000	$440,000	$415,000	1.22	1.15	94.32%
2080:274	336811	VAC	RHS	28/08/2018	41 BELLMERE LA,REDLYNCH	1762	$345,000	$415,000	$380,000	1.20	1.10	91.57%
2080:274	341553	VAC	RHS	28/09/2018	45 BELLMERE LA,REDLYNCH	1651	$340,000	$385,000	$375,000	1.13	1.10	97.40%

Test	Standard	Score	Comment
COD	<= 15%	2.98%	Sales showed a variance in movement warranted for different sectors of the market, which were applied accordingly.
MVP	>=85%<=100%	95.16%	
PRD	>=98%<=103%	100.23%	
PHV (Against)	No Standard	5.56%	
PLV (Support)	No Standard	0.00%	

2080:277

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:277	335657	LIM	RES	24/05/2018	293 KAMERUNGA RD,FRESHWATER	799	$215,000	$247,800	$237,500	1.15	1.10	95.84%
2080:277	335729	VAC	RES	26/07/2018	15 STRATFORD CHASE,STRATFORD	805	$235,000	$287,500	$260,000	1.22	1.11	90.43%
2080:277	253595	VAC	RES	2/03/2016	6 SIMON ST,FRESHWATER	948	$252,500	$341,000	$280,000	1.35	1.11	82.11%
2080:277	326752	VAC	RES	30/08/2017	24 BEHAN ST,STRATFORD	1056	$280,000	$360,000	$310,000	1.29	1.11	86.11%
2080:277	253934	VAC	RES	5/04/2016	7 MICHAEL DWYER CL,STRATFORD	2099	$247,500	$212,500	$222,500	0.86	0.90	104.71%

Test	Standard	Score	Comment
COD	<= 15%	7.15%	
MVP	>=85%<=100%	91.84%	
PRD	>=98%<=103%	101.57%	
PHV (Against)	No Standard	20.00%	
PLV (Support)	No Standard	20.00%	

2080:281

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:281	335730	VAC	RES	24/07/2018	47 BARCLAY RD,BRINSMEAD	1245	$210,000	$253,700	$230,000	1.21	1.10	90.66%
2080:281	335738	VAC	RES	22/06/2018	7 ROMANINI CT,BRINSMEAD	650	$200,000	$274,500	$250,000	1.37	1.25	91.07%
2080:281	335739	VAC	RES	9/05/2018	18 ROMANINI CT,BRINSMEAD	677	$217,500	$295,000	$270,000	1.36	1.24	91.53%
2080:281	335742	VAC	RES	18/01/2018	10 ROMANINI CT,BRINSMEAD	601	$195,000	$265,000	$245,000	1.36	1.26	92.45%
2080:281	347152	VAC	RHS	27/09/2018	144 HEARL CL,BRINSMEAD	8047	$305,000	$340,000	$320,000	1.11	1.05	94.12%
2080:281	326756	VAC	RES	14/09/2017	1 THE PEAK ,BRINSMEAD	1274	$300,000	$450,000	$405,000	1.50	1.35	90.00%
2080:281	335743	VAC	RES	12/09/2017	9 ROMANINI CT,BRINSMEAD	714	$205,000	$280,200	$255,000	1.37	1.24	91.01%
2080:281	337004	VAC	RES	29/06/2018	8 ROMANINI CT,BRINSMEAD	600	$195,000	$270,000	$245,000	1.38	1.26	90.74%
2080:281	280185	VAC	RES	4/11/2016	2 THE PEAK ,BRINSMEAD	1786	$460,000	$530,000	$485,000	1.15	1.05	91.51%
2080:281	306540	IMP	RHS	11/08/2017	380 BRINSMEAD RD,BRINSMEAD	14530	$350,000	$405,000	$370,000	1.16	1.06	91.36%
2080:281	326754	VAC	RES	19/03/2018	30 THE PEAK ,BRINSMEAD	1013	$485,000	$550,000	$510,000	1.13	1.05	92.73%
2080:281	335740	VAC	RES	4/04/2018	13 ROMANINI CT,BRINSMEAD	750	$212,500	$292,000	$265,000	1.37	1.25	90.75%
2080:281	297121	VAC	RES	3/07/2017	58 THE PEAK ,BRINSMEAD	1047	$490,000	$550,000	$510,000	1.12	1.04	92.73%
2080:281	326755	VAC	RES	7/11/2017	15 THE PEAK ,BRINSMEAD	762	$260,000	$395,000	$350,000	1.52	1.35	88.61%

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2080:281	335736	VAC	RES	13/07/2018	16 ROMANINI CT,BRINSMEAD	614	$215,000	$295,000	$270,000	1.37	1.26	91.53%
2080:281	335741	VAC	RES	2/03/2018	15 ROMANINI CT,BRINSMEAD	681	$210,000	$290,000	$265,000	1.38	1.26	91.38%

Test	Standard	Score	Comment
COD	<= 15%	0.94%	Sales showed varied market movement for view sites. Sales applied accordingly.
MVP	>=85%<=100%	91.39%	
PRD	>=98%<=103%	99.93%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:282

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:282	347154	VAC	RHS	23/10/2018	116A PANGUNA ST,TRINITY BEACH	3136	$310,000	$403,000	$360,000	1.30	1.16	89.33%
2080:282	253932	VAC	RHS	6/03/2016	62 ELLISON ST,CLIFTON BEACH	5889	$400,000	$400,650	$400,000	1.00	1.00	99.84%
2080:282	280439	VAC	RHS	17/07/2016	10 HICKS CL,KEWARRA BEACH	4000	$405,000	$450,500	$405,000	1.11	1.00	89.90%
2080:282	280444	VAC	RHS	8/08/2016	9 HICKS CL,KEWARRA BEACH	3800	$390,000	$434,000	$390,000	1.11	1.00	89.86%
2080:282	326586	VAC	RHS	9/02/2017	124B PANGUNA ST,TRINITY BEACH	4529	$310,000	$400,000	$360,000	1.29	1.16	90.00%
2080:282	248962	VAC	RHS	12/02/2016	38 CHATHAM TCE,SMITHFIELD	11220	$450,000	$463,000	$450,000	1.03	1.00	97.19%
2080:282	252557	VAC	RHS	15/02/2016	12 HICKS CL,KEWARRA BEACH	4000	$395,000	$400,000	$395,000	1.01	1.00	98.75%
2080:282	280433	VAC	RHS	13/01/2017	9 AROPA ST,TRINITY BEACH	4011	$330,000	$340,000	$380,000	1.03	1.15	111.76%
2080:282	280450	VAC	RHS	2/06/2016	20 WILKINSON ST,KEWARRA BEACH	2975	$360,000	$372,500	$360,000	1.03	1.00	96.64%
2080:282	335744	VAC	RHS	20/06/2018	30 JAMES COOK DVE,KEWARRA BEACH	4781	$395,000	$535,500	$395,000	1.36	1.00	73.76%
2080:282	335942	VAC	RHS	4/07/2018	118 JAMES COOK DVE,KEWARRA BEACH	3016	$360,000	$373,000	$360,000	1.04	1.00	96.51%
2080:282	281783	VAC	RHS	6/03/2017	0 THRUSH TCE,CLIFTON BEACH	274200	$750,000	$765,000	$750,000	1.02	1.00	98.04%
2080:282	326330	VAC	RHS	29/03/2018	25 NICHOLAS ST,CLIFTON BEACH	3341	$395,000	$398,000	$395,000	1.01	1.00	99.25%
2080:282	326581	VAC	RHS	4/02/2017	124A PANGUNA ST,TRINITY BEACH	3120	$310,000	$400,000	$360,000	1.29	1.16	90.00%

Test	Standard	Score	Comment
COD	<= 15%	6.07%	
MVP	>=85%<=100%	94.35%	
PRD	>=98%<=103%	100.49%	
PHV (Against)	No Standard	7.14%	
PLV (Support)	No Standard	7.14%	

2080:285

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:285	326757	VAC	RES	8/11/2017	17 DOWSETT CL,YORKEYS KNOB	1080	$660,000	$420,000	$420,000	0.64	0.64	100.00%
2080:285	280462	VAC	RES	12/10/2016	97 UPOLU ESP,CLIFTON BEACH	539	$590,000	$640,000	$590,000	1.08	1.00	92.19%
2080:285	344866	VAC	RES	29/11/2018	38 JANETT ST,YORKEYS KNOB	938	$600,000	$659,500	$600,000	1.10	1.00	90.98%
2080:285	280452	VAC	RES	17/12/2016	73 CASUARINA ST,HOLLOWAYS BEACH	592	$400,000	$480,000	$440,000	1.20	1.10	91.67%

Test	Standard	Score	Comment
COD	<= 15%	2.59%	The limited sales evidence was applied. Refer comments below.
MVP	>=85%<=100%	93.71%	
PRD	>=98%<=103%	100.54%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

2080:286

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application

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2080:286	326659	VAC	RES	5/07/2017	3 RIVERSIDE PDE,TRINITY PARK	659	$460,000	$600,000	$460,000	1.30	1.00	76.67%
2080:286	335747	LIM	RES	22/06/2018	15 RAGAMUFFIN QY,TRINITY PARK	525	$400,000	$415,000	$400,000	1.04	1.00	96.39%
2080:286	280014	LIM	RES	25/11/2016	10 APOLLO QY,TRINITY PARK	600	$495,000	$495,000	$495,000	1.00	1.00	100.00%
2080:286	289729	VAC	RES	1/04/2017	8 BRINDABELLA QY TRINITY PARK	743	$610,000	$647,500	$610,000	1.06	1.00	94.21%
2080:286	289747	LIM	RES	23/02/2017	103 HARBOUR DVE,TRINITY PARK	896	$570,000	$598,740	$570,000	1.05	1.00	95.20%
2080:286	326667	VAC	RES	24/06/2017	30 MARINA QY,TRINITY PARK	752	$390,000	$370,800	$390,000	0.95	1.00	105.18%
2080:286	326668	LIM	RES	5/06/2017	4 RAGAMUFFIN QY,TRINITY PARK	800	$650,000	$707,300	$650,000	1.09	1.00	91.90%
2080:286	326652	VAC	RES	6/11/2017	136 HARBOUR DVE,TRINITY PARK	708	$620,000	$797,000	$620,000	1.29	1.00	77.79%
2080:286	326658	VAC	RES	8/07/2017	79 HARBOUR DVE,TRINITY PARK	709	$490,000	$502,000	$490,000	1.02	1.00	97.61%
2080:286	342114	VAC	RES	17/10/2018	5B RIVERSIDE PDE,TRINITY PARK	621	$390,000	$399,000	$390,000	1.02	1.00	97.74%
2080:286	346872	LIM	RES	1/11/2018	7 RIVERSIDE PDE,TRINITY PARK	620	$450,000	$519,250	$450,000	1.15	1.00	86.66%
2080:286	281488	LIM	RES	2/02/2017	33 RIVERSIDE PDE,TRINITY PARK	840	$510,000	$537,500	$510,000	1.05	1.00	94.88%
2080:286	297130	LIM	RES	13/04/2017	91 HARBOUR DVE,TRINITY PARK	600	$495,000	$452,300	$495,000	0.91	1.00	109.44%
2080:286	346873	VAC	RES	17/10/2018	5A RIVERSIDE PDE,TRINITY PARK	621	$390,000	$420,000	$390,000	1.08	1.00	92.86%

Test	Standard	Score	Comment
COD	<= 15%	6.51%	
MVP	>=85%<=100%	94.04%	
PRD	>=98%<=103%	101.39%	
PHV (Against)	No Standard	14.29%	
PLV (Support)	No Standard	14.29%	

2080:290

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:290	297515	VAC	ENG	11/02/2017	8 BUTLAND ST BRINSMEAD	22750	$1,350,000	$1,600,000	$1,350,000	1.19	1.00	84.38%
2080:290	322901	DEM	ENG	9/03/2016	0 CAPTAIN COOK HWY,CLIFTON BEACH	296750	$5,500,000	$6,000,000	$5,500,000	1.09	1.00	91.67%

Test	Standard	Score	Comment
COD	<= 15%	4.14%	Limited sales evidence supporting a rewrite.
MVP	>=85%<=100%	88.02%	
PRD	>=98%<=103%	97.66%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	50.00%	

2080:292

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:292	289578	VAC	MUL	8/02/2017	89 ARLINGTON ESP,CLIFTON BEACH	2160	$1,450,000	$1,550,000	$1,450,000	1.07	1.00	93.55%
2080:292	289800	DEM	MUL	25/07/2016	419 KAMERUNGA RD,REDLYNCH	4717	$750,000	$803,760	$750,000	1.07	1.00	93.31%
2080:292	312786	VAC	MUL	1/08/2017	17 NATICA CL TRINITY BEACH	840	$280,000	$300,000	$285,000	1.07	1.02	95.00%
2080:292	326337	VAC	MUL	11/01/2018	17 GIBSON CL,CLIFTON BEACH	1202	$510,000	$560,000	$510,000	1.10	1.00	91.07%
2080:292	335640	VAC	MUL	19/06/2018	66 REED RD,TRINITY BEACH	894	$235,000	$250,000	$240,000	1.06	1.02	96.00%
2080:292	280464	VAC	MUL	23/05/2016	22 OLIVA ST,PALM COVE	800	$405,000	$450,000	$410,000	1.11	1.01	91.11%
2080:292	326350	VAC	MUL	24/10/2017	5 YULE AV,CLIFTON BEACH	3750	$600,000	$671,340	$600,000	1.12	1.00	89.37%
2080:292	327002	DEM	MUL	27/04/2016	59 SIMS ESP,YORKEYS KNOB	1012	$600,000	$619,000	$600,000	1.03	1.00	96.93%
2080:292	327977	IMP	MUL	19/01/2018	26 VALLELY ST,FRESHWATER	1525	$385,000	$425,000	$385,000	1.10	1.00	90.59%
2080:292	328008	DEM	MUL	29/11/2017	74 KEWARRA ST,KEWARRA BEACH	1642	$940,000	$1,030,000	$940,000	1.10	1.00	91.26%
2080:292	331103	DEM	MUL	13/02/2016	58 VEIVERS RD PALM COVE	801	$325,000	$384,900	$335,000	1.18	1.03	87.04%
2080:292	279712	VAC	MUL	11/02/2016	70 JOHANNA ST TRINITY BEACH	3648	$550,000	$620,000	$550,000	1.13	1.00	88.71%
2080:292	280170	VAC	MUL	11/11/2016	48 CANOPYS EDGE BVD,SMITHFIELD	1013	$295,000	$313,660	$295,000	1.06	1.00	94.05%
2080:292	280176	VAC	MUL	7/10/2016	1 PFEIFFER PL,SMITHFIELD	1167	$305,000	$308,250	$305,000	1.01	1.00	98.95%
2080:292	336837	IMP	MUL	27/07/2017	18 OLIVA ST PALM COVE, 20 OLIVA ST PALM COVE	2130	$530,000	$550,000	$530,000	1.04	1.00	96.36%

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2080:292	342110	VAC	MUL	10/11/2017	68 HERITAGE CENTRAL ST,REDLYNCH	1409	$295,000	$350,000	$295,000	1.19	1.00	84.29%
2080:292	342516	VAC	MUL	30/10/2017	39A KEWARRA ST,KEWARRA BEACH	835	$350,000	$440,000	$350,000	1.26	1.00	79.55%

Test	Standard	Score	Comment
COD	<= 15%	3.88%	Sales supported existing levels.
MVP	>=85%<=100%	91.73%	
PRD	>=98%<=103%	100.00%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	11.76%	

2080:294

LG/DIV:SMA	Analysis ID	Improvement L	Category	Sale Date	Property Address	Sale Area	Existing Valu	Analysed Val	Proposed Va	Analysed Fa	Proposed Fa	Percent Application
2080:294	313595	VAC	COM	24/04/2017	0 MARITIME WAY,TRINITY BEACH	3000	$750,000	$900,000	$840,000	1.20	1.12	93.33%
2080:294	326681	VAC	COM	2/12/2017	39 MT MILMAN DVE,SMITHFIELD	1351	$360,000	$422,000	$400,000	1.17	1.11	94.79%
2080:294	330916	VAC	COM	13/07/2018	47 MT MILMAN DVE,SMITHFIELD	2000	$510,000	$750,000	$560,000	1.47	1.10	74.67%
2080:294	313702	VAC	COM	14/08/2017	18 SALVADO DVE,SMITHFIELD	1436	$360,000	$360,000	$380,000	1.00	1.06	105.56%

Test	Standard	Score	Comment
COD	<= 15%	8.53%	
MVP	>=85%<=100%	92.09%	
PRD	>=98%<=103%	102.73%	
PHV (Against)	No Standard	25.00%	
PLV (Support)	No Standard	25.00%	

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LG/Div: 2080 CAIRNS REGIONAL

SMA DateApp	CAT Amnd	EXC Avg	Fact/Form Stratification Short Description ********** No of Props ********** App Fact	Fact/F	M/Man	M/Imp	Q/Calc	Q/Man	None
S201	---	---	1.05	INNER CAIRNS RESIDENTIAL					
27/01/2019	N	N	1.105	724	55	10930	1	15	0
S205	---	---	1.05	CAIRNS ARTERIAL AND SECONDARY COMMERCIAL					
27/01/2019	N	N	1.065	19	11	0	676	0	0
S206	---	---	1.05	CBD					
27/01/2019	N	N	1.091	8	0	0	369	1	0
S207	---	---	1.05	SUBURBAN CALCULATIONS INNER CAIRNS					
27/01/2019	N	N	1.124	22	64	11	864	0	0
S208	---	---	1.05	AEROGLEN & OLD CAIRNS IND (EAST OF MULGR					
27/01/2019	N	N	1.049	18	3	1	1300	1	0
S220	---	---	1.05	WHITE ROCK RESIDENTIAL					
27/01/2019	N	N	1.076	9	1	1366	1	0	0
S221	---	---	1.05	WOREE - BAYVIEW RESIDENTIAL					
27/01/2019	N	N	1.092	502	1	2303	0	0	0
S223	---	---	1.05	FOREST GARDENS RESIDENTIAL					
14/01/2019	N	N	1.074	34	0	1638	0	0	0
S224	---	---	1.05	EDMONTON - BENTLEY PARK RESIDENTIAL					
27/01/2019	N	N	1.049	8196	1	110	1	0	0
S226	---	---	1.05	GORDONVALE RESIDENTIAL					
27/01/2019	N	N	1.051	1906	0	81	0	0	0
S228	---	---	1	RUSSELL HEADS					
17/12/2018	N	N	1.276	1	0	54	0	0	0
S229	---	---	1.05	BABINDA - MIRIWINNI TOWNS					
27/01/2019	N	N	1.049	625	1	42	2	0	0

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S230 --- --- 1 BRAMSTON BEACH RESIDENTIAL
02/01/2019 N N 1.000 150 0 0 0 0 0

S231 --- --- 1.05 WHITE ROCK - EDMONTON ACREAGE
27/01/2019 N N 1.060 81 0 334 0 0 0

S233 --- --- CURRENT VALUE*1+10000
09/01/2019 N N 1.038 333 0 86 0 0 0
GORDONVALE ACREAGE ESTATES

S234 --- --- 1.05 GOLDSBOROUGH VALLEY ACREAGE ESTATES
02/01/2019 N N 1.049 385 0 3 0 0 0

S235 --- --- 1.05 EDMONTON - GORDONVALE HOME SITES
27/01/2019 N N 1.050 316 0 7 0 0 0

S236 --- --- 1 EAST TRINITY HOME SITES
27/01/2019 N N 1.018 139 0 43 0 0 0

S237 --- --- 1.05 ALOOMBA-FISHERY FALLS & UPPER MULGRAVE H
14/01/2019 N N 1.051 403 0 0 1 0 1

S238 --- --- 1.05 DEERAL - SOUTHERN LOCALITIES HOME SITES
27/01/2019 N N 1.078 499 1 50 0 0 0

S240 --- --- 1.1 WOREE MULTIUNIT
03/12/2018 N N 1.100 0 0 0 105 0 0

S241 --- --- 1.13 SOUTHERN CORRIDOR MULTIUNIT
27/01/2019 N N 1.094 0 0 0 82 0 0

S242 --- --- 1 SOUTHERN CORRIDOR COMMERCIAL
27/01/2019 N N 1.018 2 0 0 106 0 0

S243 --- --- 1 SOUTHERN CORRIDOR INDUSTRIAL
27/01/2019 N N 0.997 4 0 0 169 0 0

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LG/Div: 2080 CAIRNS REGIONAL

SMA CAT EXC Fact/Form Stratification Short Description
DateApp Amnd Avg ********** No of Props **********

App Fact Fact/F M/Man M/Imp Q/Calc Q/Man None


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S250 ---   ---  1.25      MULGRAVE PRIMARY PRODUCTION
27/01/2019  N N  1.277      17      0      0    573     23      0

S251 ---   ---  1.25      BABINDA PRIMARY PRODUCTION
27/01/2019  N N  1.166       3      0      0    478     20      0

S252 ---   ---  1         SOUTHERN CORRIDOR ENGLOBO
27/01/2019  N N  0.998       0      1      0     56      0      0

S259 ---   ---  1         CAIRNS ISLANDS
14/01/2019  N N  1.000      21      0      0      0      0      0

S260 ---   ---  1         PALM COVE, CLIFTON BEACH RES
27/01/2019  N N  1.009     655      0     76      0      0      0

S260 ---   O260 CURRENT VALUE*1+15000
28/01/2019  N N  1.045      17      2      0      0      0      0
                          ONYX

S260 CLI01 ---  CURRENT VALUE*1.0+15000
27/01/2019  N N  1.061     725      3      0      1      0      0
                          CLIFTON BEACH RES

S262 ---   ---  1.05      KEWARRA, TRINITY BEACH, TRINITY PARK RES
27/01/2019  N N  1.066    2187      0   1133      1      0      0

S262 KEW01 ---  1         KEWARRA BEACH RES (AVLU 150)
27/01/2019  N N  1.008    1725      0    266      0      0      0

S265 ---   ---  1.1       SMITHFIELD, CARAVONICA RES
27/01/2019  N N  1.090    1417      3    298      1      0      0

S265 CAR01 ---  1.05      CARAVONICA RES
27/01/2019  N N  1.049     624      1     42      0      0      0

S267 ---   ---  CURRENT VALUE*1.0+15000
27/01/2019  N N  1.086    1040      9      7      0      0      0
                          YORKEYS, MACHANS, HOLLOWAYS RES AND RURA

S267 YOR01 ---  CURRENT VALUE*1.0+25000
27/01/2019  N N  1.127     593      5      4      0      0      0
                          YORKEYS RES

S270 ---   ---  1.05      KAMERUNGA, REDLYNCH, REDLYNCH VALLEY RES
27/01/2019  N N  1.055    2170      1    819      1      0      0

S274 ---   ---  CURRENT VALUE*1.0+60000
27/01/2019  N N  1.118     378     26    108      0      0      0
                          REDLYNCH, REDLYNCH VALLEY, KAMERUNGA, RU

S274 ---   B274 1.1       BELLMERE
27/01/2019  N N  1.098      17      0      0      0      0      0

S274 ---   G274 1         GIAUCA CL
27/01/2019  N N  1.000      11      0      1      0      0      0
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S274 ---   K274 1.05      KAMERUNGA RHS
29/01/2019  N N  1.032      20      0      4      1      0      0

S277 ---   ---  1.1       FRESHWATER, STRATFORD, AEROGLEN RES AND
27/01/2019  N N  1.104    1037      7    174      1      0      0

S281 ---   ---  1.1       BRINSMEAD RES AND RURAL RES
17/12/2018  N N  1.106    1769      1    195      0      0      0

S281 ---   R281 1.05      RHS BRINSMEAD
17/12/2018  N N  1.049      72      0      0      0      0      0


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SMA  CAT   EXC  Fact/Form Stratification Short Description
DateApp   Amnd   Avg    ************** No of Props **************

App Fact   Fact/F  M/Man  M/Imp Q/Calc  Q/Man   None
----------------------------------------------------------------
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S282 ---   ---  1         ALL NB TO CARAVONICA RURAL RES EXCL YORK
27/01/2019  N N  1.017     566      9    114      0      0      0

S285 ---   ---  1         ALL NB BEACHFRONT
27/01/2019  N N  1.028     193    127      0      0      0      0

S286 ---   ---  1         TRINITY PARK CANAL RES
27/01/2019  N N  1.000     156      0      0      0      0      0

S290 ---   ---  1         ALL NB ENGLOBO CALC
27/01/2019  N N  0.999       1      0      0     78      4      0

S292 ---   ---  1         ALL NB MULTIUNIT - CALC
27/01/2019  N N  1.019       0      0      0    436     29      0

S294 ---   ---  1         ALL NB COMMERCIAL AND INDUSTRIAL CALC
27/01/2019  N N  1.074       0      0      0    176      4      0

S999 ---   ---  1         NOT VALUED
04/12/2018  N N  1.003       2      0      1      0      0      0


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SMA	CAT	EXC	Fact/Form	Stratification Short Description			
DateApp	Amnd	Avg	********** No of Props **********				
App Fact	Fact/F	M/Man	M/Imp	Q/Calc	Q/Man	None	
S201				INNER CAIRNS RESIDENTIAL			
1.105	724	55	10930	1	15	0	
S205				CAIRNS ARTERIAL AND SECONDARY COMMERCIAL			
1.065	19	11	0	676	0	0	
S206				CBD			
1.091	8	0	0	369	1	0	
S207				SUBURBAN CALCULATIONS INNER CAIRNS			
1.124	22	64	11	864	0	0	
S208				AEROGLEN & OLD CAIRNS IND (EAST OF MULGR			
1.049	18	3	1	1300	1	0	
S220				WHITE ROCK RESIDENTIAL			
1.076	9	1	1366	1	0	0	
S221				WOREE - BAYVIEW RESIDENTIAL			
1.092	502	1	2303	0	0	0	
S223				FOREST GARDENS RESIDENTIAL			
1.074	34	0	1638	0	0	0	
S224				EDMONTON - BENTLEY PARK RESIDENTIAL			
1.049	8196	1	110	1	0	0	
S226				GORDONVALE RESIDENTIAL			
1.051	1906	0	81	0	0	0	
S228				RUSSELL HEADS			
1.276	1	0	54	0	0	0	
S229				BABINDA - MIRIWINNI TOWNS			
1.049	625	1	42	2	0	0	
S230				BRAMSTON BEACH RESIDENTIAL			
1.000	150	0	0	0	0	0	

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S231 WHITE ROCK - EDMONTON ACREAGE
1.060 81 0 334 0 0 0

S233 GORDONVALE ACREAGE ESTATES
1.038 333 0 86 0 0 0

S234 GOLDSBOROUGH VALLEY ACREAGE ESTATES
1.049 385 0 3 0 0 0

S235 EDMONTON - GORDONVALE HOME SITES
1.050 316 0 7 0 0 0

S236 EAST TRINITY HOME SITES
1.018 139 0 43 0 0 0

S237 ALOOMBA-FISHERY FALLS & UPPER MULGRAVE H
1.051 403 0 0 1 0 1

S238 DEERAL - SOUTHERN LOCALITIES HOME SITES
1.078 499 1 50 0 0 0

S240 WOREE MULTIUNIT
1.100 0 0 0 105 0 0

S241 SOUTHERN CORRIDOR MULTIUNIT
1.094 0 0 0 82 0 0

S242 SOUTHERN CORRIDOR COMMERCIAL
1.018 2 0 0 106 0 0

S243 SOUTHERN CORRIDOR INDUSTRIAL
0.997 4 0 0 169 0 0

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LG/Div: 2080 CAIRNS REGIONAL

SMA CAT EXC Fact/Form Stratification Short Description
DateApp Amnd Avg ********** No of Props **********

App Fact Fact/F M/Man M/Imp Q/Calc Q/Man None

S250 MULGRAVE PRIMARY PRODUCTION
1.277 17 0 0 573 23 0

S251 BABINDA PRIMARY PRODUCTION

1.166	3	0	0	478	20	0

S252 SOUTHERN CORRIDOR ENGLOBO

0.998	0	1	0	56	0	0

S259 CAIRNS ISLANDS

1.000	21	0	0	0	0	0

S260 PALM COVE, CLIFTON BEACH RES

1.035	1397	5	76	1	0	0

S262 KEWARRA, TRINITY BEACH, TRINITY PARK RES

1.043	3912	0	1399	1	0	0

S265 SMITHFIELD, CARAVONICA RES

1.078	2041	4	340	1	0	0

S267 YORKEYS, MACHANS, HOLLOWAYS RES AND RURA

1.102	1633	14	11	0	0	0

S270 KAMERUNGA, REDLYNCH, REDLYNCH VALLEY RES

1.055	2170	1	819	1	0	0

S274 REDLYNCH, REDLYNCH VALLEY, KAMERUNGA, RU

1.113	426	26	113	1	0	0

S277 FRESHWATER, STRATFORD, AEROGLEN RES AND

1.104	1037	7	174	1	0	0

S281 BRINSMEAD RES AND RURAL RES

1.103	1841	1	195	0	0	0

S282 ALL NB TO CARAVONICA RURAL RES EXCL YORK

1.017	566	9	114	0	0	0

S285 ALL NB BEACHFRONT

1.028	193	127	0	0	0	0

S286 TRINITY PARK CANAL RES

1.000	156	0	0	0	0	0

S290 ALL NB ENGLOBO CALC

0.999	1	0	0	78	4	0

S292 ALL NB MULTIUNIT - CALC

1.019	0	0	0	436	29	0

S294 ALL NB COMMERCIAL AND INDUSTRIAL CALC

1.074	0	0	0	176	4	0

S999 NOT VALUED

1.003	2	0	1	0	0	0

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*** Grand Total ***

1.073	29792	333	20301	5480	97	1

****** End of Report ******

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DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

QVAS

Report Id : 11283356

Printed File : /Output/Admin/Rpt/208000.190209_RvlStat.rpt.11283356

Report Name : Revaluation_Statistics

Job Name : REVAL 2080 09/02/2019 REVALUATION STATISTICS REPOR

User Name : MARTIN MCGRORY

Office : BNE:BRISBANE

District : BRISBANE

Date Requested : 09-feb-2019 01:32:24

Request Number : 11283356

Parameters :

Attribute	Comparison	Value
Issuing Area:	=	2080
Reval Issue Run Date:	=	09-Feb-2019 01:32:19

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THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES
INFORMATION OBTAINED FROM SOURCES OUTSIDE THIS DEPARTMENT.
WHILST EVERY EFFORT IS MADE TO VERIFY THE ACCURACY OF SUCH INFORMATION,
THE DEPARTMENT IS UNABLE TO GUARANTEE SUCH INFORMATION.

Local Government: 2080 CAIRNS REGIONAL

Rateable Valuation		CURRENT VALUATION		NEW VALUATION		
Property Valuation Method (PVM)		Number	Amount	Number	Amount	Incr Decr %
NON-RURAL		52658	$12,561,880,137	52658	$13,449,933,947	7.07
RURAL		1409	$347,553,100	1409	$398,344,900	14.61
Total		54067	$12,909,433,237	54067	$13,848,278,847	7.27
Rateable Amounts	PVM					
**********	***					
AEROGLEN	NON-RURAL	254	$90,828,900	254	$95,194,900	4.81
ALOOMBA	NON-RURAL	58	$6,872,100	58	$7,213,200	4.96
	RURAL	153	$43,947,900	153	$54,097,600	23.09
	Total	211	$50,820,000	211	$61,310,800	20.64
BABINDA	NON-RURAL	555	$38,226,089	555	$39,924,171	4.44
	RURAL	90	$14,302,500	90	$15,910,500	11.24
	Total	645	$52,528,589	645	$55,834,671	6.29
BARRON	NON-RURAL	6	$1,912,500	6	$2,122,500	10.98
	RURAL	22	$13,815,000	22	$14,030,000	1.56
	Total	28	$15,727,500	28	$16,152,500	2.70
BARRON GORGE	NON-RURAL	2	$226,000	2	$226,000	0.00
BARTLE FRERE	NON-RURAL	4	$146,500	4	$154,000	5.12
	RURAL	73	$7,737,500	73	$8,582,300	10.92
	Total	77	$7,884,000	77	$8,736,300	10.81
BAYVIEW HEIGHTS	NON-RURAL	1686	$341,224,500	1686	$382,002,500	11.95
BELLENDEN KER	NON-RURAL	8	$854,000	8	$899,500	5.33
	RURAL	96	$13,149,100	96	$14,406,400	9.56
	Total	104	$14,003,100	104	$15,305,900	9.30
BENTLEY PARK	NON-RURAL	2922	$459,483,500	2922	$480,531,800	4.58
	RURAL	2	$2,550,000	2	$2,500,000	-1.96
	Total	2924	$462,033,500	2924	$483,031,800	4.54
BRAMSTON BEACH	NON-RURAL	154	$29,636,500	154	$30,289,000	2.20
	RURAL	6	$2,768,000	6	$3,233,000	16.80
	Total	160	$32,404,500	160	$33,522,000	3.45
BRINSMEAD	NON-RURAL	2018	$434,902,500	2018	$479,577,500	10.27
BUNGALOW	NON-RURAL	1062	$299,074,600	1062	$316,226,400	5.73
CAIRNS CITY	NON-RURAL	454	$535,164,000	454	$588,592,000	9.98

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Local Government: 2080 CAIRNS REGIONAL

		CURRENT VALUATION		NEW VALUATION		
		Number	Amount	Number	Amount	Incr Decr %
CAIRNS NORTH	NON-RURAL	687	$344,909,000	687	$384,301,000	11.42
CARAVONICA	NON-RURAL	717	$172,541,649	717	$179,284,218	3.91
CLIFTON BEACH	NON-RURAL	1036	$356,250,000	1036	$367,677,500	3.21
DEERAL	NON-RURAL	19	$1,493,000	19	$1,566,500	4.92
	RURAL	52	$7,728,000	52	$9,122,500	18.04
	Total	71	$9,221,000	71	$10,689,000	15.92
DOUBLE ISLAND	NON-RURAL	1	$1,600,000	1	$1,600,000	0.00
EARLVILLE	NON-RURAL	1323	$313,833,967	1323	$334,915,573	6.72
EAST RUSSELL	NON-RURAL	56	$6,814,000	56	$8,607,000	26.31
	RURAL	41	$5,143,900	41	$5,414,900	5.27
	Total	97	$11,957,900	97	$14,021,900	17.26
EAST TRINITY	NON-RURAL	125	$22,303,500	125	$22,600,000	1.33
	RURAL	22	$5,592,500	22	$6,362,500	13.77
	Total	147	$27,896,000	147	$28,962,500	3.82
EDGE HILL	NON-RURAL	1419	$405,764,000	1419	$474,237,500	16.88
EDMONTON	NON-RURAL	3889	$672,154,500	3889	$701,363,000	4.35
	RURAL	19	$7,212,500	19	$8,802,500	22.05
	Total	3908	$679,367,000	3908	$710,165,500	4.53
ELLIS BEACH	NON-RURAL	4	$2,770,000	4	$2,810,000	1.44
EUBENANGEE	RURAL	66	$9,646,600	66	$10,550,800	9.37
FISHERY FALLS	NON-RURAL	30	$5,245,300	30	$5,503,400	4.92
	RURAL	37	$7,580,500	37	$8,583,000	13.22
	Total	67	$12,825,800	67	$14,086,400	9.83
FITZROY ISLAND	NON-RURAL	2	$1,022,500	2	$1,022,500	0.00
	RURAL	1	$750,000	1	$750,000	0.00
	Total	3	$1,772,500	3	$1,772,500	0.00
FRESHWATER	NON-RURAL	651	$182,997,000	651	$198,717,000	8.59
	RURAL	1	$12,200	1	$17,600	44.26
	Total	652	$183,009,200	652	$198,734,600	8.59
GLEN BOUGHTON	RURAL	17	$3,195,000	17	$3,824,500	19.70
GOLDSBOROUGH	NON-RURAL	381	$68,528,000	381	$71,673,000	4.59
	RURAL	21	$5,844,000	21	$7,140,000	22.18
	Total	402	$74,372,000	402	$78,813,000	5.97

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Local Government: 2080 CAIRNS REGIONAL

		CURRENT VALUATION		NEW VALUATION		
		Number	Amount	Number	Amount	Incr Decr %
GORDONVALE	NON-RURAL	2456	$399,579,076	2456	$418,613,960	4.76
	RURAL	171	$59,155,600	171	$68,758,000	16.23
	Total	2627	$458,734,676	2627	$487,371,960	6.24
GREEN HILL	RURAL	65	$22,883,500	65	$27,383,500	19.66
GREEN ISLAND	NON-RURAL	2	$2,440,000	2	$2,440,000	0.00
HOLLOWAYS BEACH	NON-RURAL	837	$180,680,000	837	$193,455,000	7.07
	RURAL	6	$1,750,000	6	$1,825,000	4.29
	Total	843	$182,430,000	843	$195,280,000	7.04
KAMERUNGA	NON-RURAL	226	$55,353,000	226	$57,922,500	4.64
	RURAL	5	$3,080,000	5	$3,160,000	2.60
	Total	231	$58,433,000	231	$61,082,500	4.53
KANIMBLA	NON-RURAL	1019	$236,097,500	1019	$269,465,000	14.13
KEWARRA BEACH	NON-RURAL	2136	$538,300,000	2136	$541,878,000	0.66
LAMB RANGE	NON-RURAL	1	$2,000	1	$2,100	5.00
	RURAL	3	$195,200	3	$203,900	4.46
	Total	4	$197,200	4	$206,000	4.46
LITTLE MULGRAVE	NON-RURAL	30	$7,717,500	30	$8,032,500	4.08
	RURAL	75	$20,338,500	75	$22,206,800	9.19
	Total	105	$28,056,000	105	$30,239,300	7.78
MACALISTER RANGE	NON-RURAL	2	$865,000	2	$865,000	0.00
MACHANS BEACH	NON-RURAL	430	$100,129,500	430	$107,791,500	7.65
	RURAL	10	$2,932,100	10	$3,121,600	6.46
	Total	440	$103,061,600	440	$110,913,100	7.62
MANOORA	NON-RURAL	1294	$242,309,500	1294	$251,544,500	3.81
MANUNDA	NON-RURAL	1298	$297,297,100	1298	$320,245,200	7.72
MIRRIWINNI	NON-RURAL	101	$6,034,500	101	$6,460,200	7.05
	RURAL	111	$16,670,000	111	$19,050,000	14.28
	Total	212	$22,704,500	212	$25,510,200	12.36
MOOROOBOOL	NON-RURAL	2326	$470,256,000	2326	$497,549,500	5.80
MOUNT PETER	NON-RURAL	254	$42,250,500	254	$44,165,000	4.53
	RURAL	22	$7,369,500	22	$9,599,500	30.26
	Total	276	$49,620,000	276	$53,764,500	8.35
MOUNT SHERIDAN	NON-RURAL	3356	$562,871,023	3356	$596,610,638	5.99

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Local Government: 2080 CAIRNS REGIONAL

		CURRENT VALUATION		NEW VALUATION		
		Number	Amount	Number	Amount	Incr Decr %
PACKERS CAMP	NON-RURAL	8	$1,840,000	8	$1,935,000	5.16
	RURAL	43	$13,820,000	43	$16,212,500	17.31
	Total	51	$15,660,000	51	$18,147,500	15.88
PALM COVE	NON-RURAL	831	$344,853,000	831	$347,381,000	0.73
PARRAMATTA PARK	NON-RURAL	871	$224,389,500	871	$262,482,500	16.98
PORTSMITH	NON-RURAL	359	$290,374,076	359	$301,610,960	3.87
REDLYNCH	NON-RURAL	3305	$852,494,500	3305	$911,912,000	6.97
	RURAL	8	$6,095,000	8	$6,230,000	2.21
	Total	3313	$858,589,500	3313	$918,142,000	6.94
SMITHFIELD	NON-RURAL	2367	$583,586,657	2367	$622,404,527	6.65
	RURAL	5	$1,031,500	5	$1,098,000	6.45
	Total	2372	$584,618,157	2372	$623,502,527	6.65
STRATFORD	NON-RURAL	457	$121,748,500	457	$134,569,000	10.53
TRINITY BEACH	NON-RURAL	1980	$536,827,500	1980	$571,723,000	6.50
TRINITY PARK	NON-RURAL	1244	$316,139,100	1244	$327,528,700	3.60
WAUGH POCKET	RURAL	27	$3,288,500	27	$3,596,000	9.35
WESTCOURT	NON-RURAL	811	$189,975,000	811	$198,007,500	4.23
WHITE ROCK	NON-RURAL	1493	$237,034,000	1493	$256,489,500	8.21
	RURAL	1	$136,000	1	$200,000	47.06
	Total	1494	$237,170,000	1494	$256,689,500	8.23
WHITFIELD	NON-RURAL	1554	$423,650,500	1554	$483,390,000	14.10
WOOPEN CREEK	RURAL	67	$9,104,500	67	$9,995,000	9.78
WOOROONOORAN	NON-RURAL	1	$59,000	1	$62,000	5.08
WOREE	NON-RURAL	1355	$318,950,500	1355	$333,901,000	4.69
WRIGHTS CREEK	NON-RURAL	11	$3,589,000	11	$3,770,000	5.04
	RURAL	48	$20,448,000	48	$23,662,000	15.72
	Total	59	$24,037,000	59	$27,432,000	14.12
YORKEYS KNOB	NON-RURAL	720	$177,409,000	720	$196,895,000	10.98
	RURAL	23	$8,280,000	23	$8,715,000	5.25
	Total	743	$185,689,000	743	$205,610,000	10.73
	Total	54067	$12,909,433,237	54067	$13,848,278,847	7.27

Note: Locality contains only Valuations for the Property Valuation Method (PVM) displayed

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Local Government: 2080 CAIRNS REGIONAL

	CURRENT VALUATION		NEW VALUATION		
	Number	Amount	Number	Amount	Incr Decr %

CURRENT VALUATION		NEW VALUATION	
Date of Effect	30/06/2016	Date of Effect	30/06/2019
Date of Valuation	01/10/2015	Date of Valuation	01/10/2018
		Date of Issue	06/03/2019

Note: All site valuations displayed on this report are adjusted site valuations. i.e. the site valuations provided reflect the removal of any applicable offset or site improvement deduction.

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DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY

QVAS

Report Id	:	9761129
Printed File	:	/Output/Admin/Rpt/adpRevalMedianLUseDwellingsStats.rpt.9761129
Report Name	:	Reval_Median_Land_Use_Stats_Dwellings
Job Name	:	REVAL MEDIAN LAND USE STATS-DWELLINGS - 2080
User Name	:	STEVE MCMILLAN
Office	:	BNE:BRISBANE
District	:	BRISBANE
Date Requested	:	07-feb-2016 18:12:58
Request Number	:	9761129
Parameters	:	

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11/02/2019 01:07:58 REVALUATION LAND USE STATISTICS - CAIRNS REGIONAL
MOVEMENT IN MEDIAN RESIDENTIAL LAND VALUES

Date of Valuation: 01/10/2018
Date of Effect : 30/06/2019

Locality	No. of Properties	Curr.Valn 01/10/2015	New Valn 01/10/2018	Incr Decr %
AEROGLEN	147	172,500	190,000	10.14
ALOOMBA	63	120,000	126,000	5.00
BABINDA	440	63,000	66,000	4.76
BARRON	4	231,250	248,750	7.57
BARTLE FRERE	22	33,500	35,000	4.48
BAYVIEW HEIGHTS	1628	185,000	210,000	13.51
BELLENDEN KER	20	42,750	44,750	4.68
BENTLEY PARK	2663	146,000	152,500	4.45
BRAMSTON BEACH	125	155,000	155,000	0.00
BRINSMEAD	1899	202,500	225,000	11.11
BUNGALOW	465	150,000	157,500	5.00
CAIRNS CITY	23	217,500	260,000	19.54
CAIRNS NORTH	325	195,000	230,000	17.95
CARAVONICA	617	175,000	185,000	5.71
CLIFTON BEACH	767	250,000	265,000	6.00
DEERAL	26	89,000	93,500	5.06
EARLVILLE	1077	172,500	187,500	8.70
EAST RUSSELL	52	120,000	155,000	29.17
EAST TRINITY	53	160,000	160,000	0.00
EDGE HILL	1218	275,000	320,000	16.36
EDMONTON	3266	142,000	149,000	4.93
FISHERY FALLS	7	87,000	91,000	4.60
FRESHWATER	522	247,500	270,000	9.09
GLEN BOUGHTON	1	72,000	72,000	0.00
GOLDSBOROUGH	8	132,500	139,250	5.09
GORDONVALE	1837	131,000	138,000	5.34
GREEN HILL	3	150,000	157,500	5.00
HOLLOWAYS BEACH	685	172,500	187,500	8.70
KAMERUNGA	194	190,000	200,000	5.26
KANIMBLA	932	207,500	237,500	14.46
KEWARRA BEACH	1797	210,000	212,500	1.19
LITTLE MULGRAVE	2	171,250	180,000	5.11
MACHANS BEACH	397	165,000	180,000	9.09
MANOORA	1013	150,000	152,500	1.67
MANUNDA	928	160,000	170,000	6.25
MIRRIWINNI	99	60,000	63,000	5.00
MOOROOBOOL	2149	170,000	177,500	4.41
MOUNT PETER	93	130,000	137,000	5.38
MOUNT SHERIDAN	3110	155,000	162,500	4.84
PACKERS CAMP	4	177,500	187,500	5.63
PALM COVE	561	260,000	260,000	0.00
PARRAMATTA PARK	544	185,000	222,500	20.27
PORTSMITH	12	156,250	163,750	4.80
REDLYNCH	2578	217,500	227,500	4.60

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11/02/2019 01:07:58 REVALUATION LAND USE STATISTICS - CAIRNS REGIONAL
MOVEMENT IN MEDIAN RESIDENTIAL LAND VALUES

Date of Valuation: 01/10/2018
Date of Effect : 30/06/2019

Locality	No. of Properties	Curr.Valn 01/10/2015	New Valn 01/10/2018	Incr Decr %
SMITHFIELD	1942	190,000	210,000	10.53
STRATFORD	361	230,000	255,000	10.87
TRINITY BEACH	1453	197,500	215,000	8.86
TRINITY PARK	1089	200,000	210,000	5.00
WESTCOURT	615	160,000	167,500	4.69
WHITE ROCK	1293	139,000	148,000	6.47
WHITFIELD	1293	270,000	310,000	14.81
WOOPEN CREEK	4	53,000	56,000	5.66
WOREE	956	167,500	175,000	4.48
WRIGHTS CREEK	12	165,000	172,500	4.55
YORKEYS KNOB	521	182,500	207,500	13.70
All Localities	41915	177,500	190,000	7.04

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