



# PROPERTY MARKET VALUE REPORT: LAND

Property Assessment Date: 06 July 2025

## Property Address:

112 Munro St

Cuballing WA 6311

Property Type: Large Residential Lot

Date Report Prepared: 06 Jul 2025

Report Type: Current date valuation

## Calculated Market Value\*:

# \$185,700



## METHOD OF CALCULATION

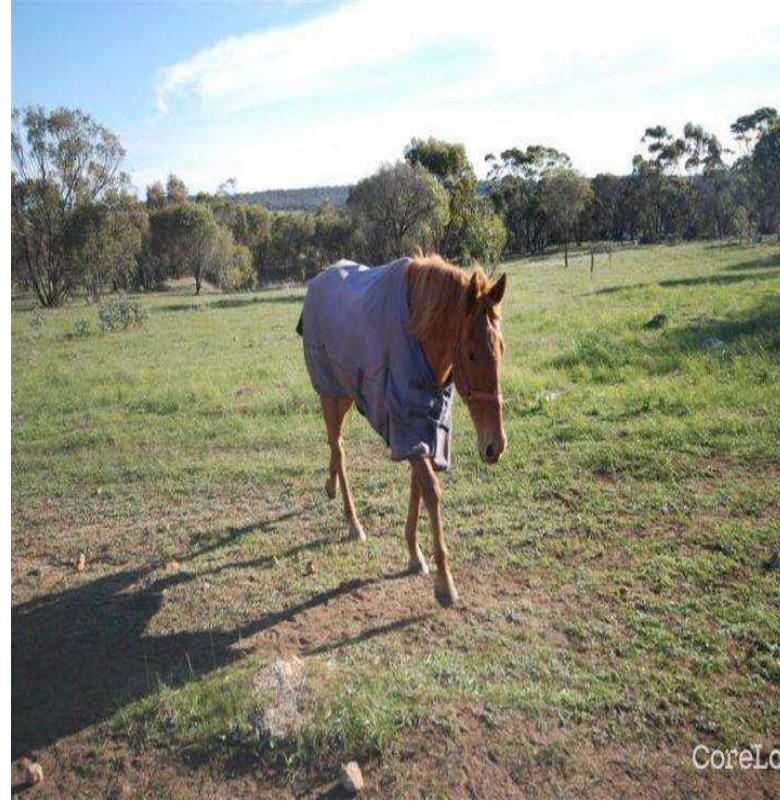
**Our valuations are not computer generated.** Our own staff research and input the property's specific details, individual features and current market conditions. We access a leading property sales database which provides details of property transactions in the local area. Then we apply the commonly used CMA (Comparison Market Assessment) method to provide three comparable properties and an explanation why they are similar or different to the property being valued (the subject property). We use all this data in conjunction with the land size of the subject property to calculate an accurate market value.

## SUMMARY OF THIS PROPERTY

The following key details were used to calculate the market value of this property

<b>Property Summary</b>	<b>Property Address</b> 112 Munro St Cuballing WA 6311	<b>Large Residential Lot</b>	 2.02 Ha	<b>Calculated Market Value</b> <b>\$185,700</b>
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This property's key details	Distinctive features of this property
Type of property	Large Residential Lot
Description of property	Vacant rural residential block
Views	Open bushland
Additional features / information	Cuballing is a well located small town just 15km from the Narrogin. Narrogin. A mix of natural bushland, regrowth and clearing.; Existing tracks and firebreaks.
The supply of properties in the current market	There is good supply with many properties like this one
The expected demand from buyers in the current market	There is good demand for properties like this one



\*Disclaimer: Although the data provided in this report applies to a specific property, it should not be construed as advice in any way or relied upon for any other purposes. Property Pricer expressly excludes any warranties and representations that the market estimates are an accurate representation as to the market value of the subject property. The predicted value may differ from the actual selling price. To the full extent permitted by law, Property Pricer excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of the market estimate or otherwise arising in connection within the market estimate. Copyright © 2025 All Rights Reserved, Focus Property Pricing Pty Ltd.

## RECENT COMPARABLE SALES FOR THIS PROPERTY

### Property 1: 79 Cuballing East Rd Cuballing

Rural residential block

  
1.71 Ha

**Sold**  
**\$194,950**  
January 2025

Comments: This is a good comparison property of a smaller size but with some small buildings/sheds with some facilities, on balance makes it value a little higher.



### Property 2: 21 Piesse Williams 6391

Land residential development

  
2.68 Ha


**Sold**  
**\$270,000**  
August 2024

Comments: This is a similar size block in nearby Williams, also called residential development, but is cultivated therefore values higher



### Property 3: 22 Butler St Narrogin

Vacant rural block

  
2011 m<sup>2</sup>

**Sold**  
**\$150,000**

Comments: This is a smaller residential block close to town, hence not a bushland comparison, but is helpful in determining relative size and purpose values.



Specific comments: Property 1 is the closest comparison, while other comparable properties assist in the calculation of relative size and land purpose.

#### WHO WE ARE

We are an independent, privately owned Australian company with no affiliation to any other businesses.

**Property Pricer provides specialist property valuation services Australia-wide.** We use our proprietary tool\* and algorithms to achieve unprecedented accuracy, which is highly correlated to actual sales prices.

Trial testing of 3,000 properties Australia-wide proved that Property Pricer had 90% plus accuracy when compared to actual sale prices.

\*US Patent Pending.

#### CONTACT DETAILS

If you require any further information please contact:

**Ross McLelland**  
M: 0438 108 331  
E: [ross@propertypricer.com.au](mailto:ross@propertypricer.com.au)  
[www.propertypricer.com.au](http://www.propertypricer.com.au)

Ross McLelland CEO  
BCom (Hons) UNSW, CMC, GRP.

