



914 QUEENS PINCH ROAD MULLAMUDDY NSW 2850

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Harrison Hopkins
MCGRATH CENTRAL TABLELANDS

79 Church Street
MUDGEES NSW 2850

m: 0499777722

harrisonhopkins@mcgrath.com.au

Comparable Sales

1	67 LUE ROAD MILROY NSW 2850	Sold \$2,900,000
	<p> 🏠 - 🚤 - 🚗 - 📏 12.37ha 🏠 - Year Built - DOM - Sold Date 20-Nov-24 Distance 15.22km First Listing - Last Listing - </p>	
2	345 SPRING FLAT ROAD SPRING FLAT NSW 2850	Sold -
	<p> 🏠 6 🚤 3 🚗 12 📏 27.32ha 🏠 269m² Year Built 1990 DOM 337 Sold Date 30-Sep-24 Distance 9.31km First Listing - Last Listing POA </p>	
3	473 BLACK SPRINGS ROAD BUDGE BUDGE NSW 2850	Sold \$2,120,000
	<p> 🏠 4 🚤 2 🚗 4 📏 13.37ha 🏠 229m² Year Built 1970 DOM 43 Sold Date 26-May-23 Distance 21.46km First Listing Market Preview Last Listing Market Preview </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

1 476 BOTOBOLAR ROAD BOTOBOLAR NSW 2850



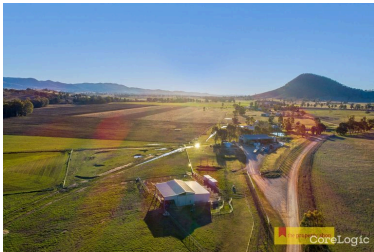
🏠 6 🚤 3 🚗 2 📏 27.67ha 🏠 -
Year Built - DOM 126 days
Listing Date 24-Oct-24 Distance 24.29km
Listing Price Offers over \$2,600 000

2 265 BROADHEAD ROAD SPRING FLAT NSW 2850



🏠 5 🚤 3 🚗 7 📏 15.01ha 🏠 314m²
Year Built 2000 DOM 24 days
Listing Date 03-Feb-25 Distance 10.37km
Listing Price \$2,250,000

3 434 MELROSE ROAD MOUNT FROME NSW 2850



🏠 2 🚤 1 🚗 5 📏 21.28ha 🏠 -
Year Built - DOM 50 days
Listing Date 08-Jan-25 Distance 7.46km
Listing Price GUIDE \$2,100,000 - \$2,300,000

4 411 SPRING FLAT ROAD SPRING FLAT NSW 2850



🏠 5 🚤 2 🚗 8 📏 10.14ha 🏠 -
Year Built - DOM 148 days
Listing Date 23-Jan-24 Distance 8.59km
Listing Price GUIDE: \$2,000,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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