

RESERVE PRICE OF VACANT LAND REPORT

APOG Policy A14A sets out the requirements and process for selling vacant land.

This Reserve Price for Vacant Land Report must be adopted by Council every six months (April and October) to set the reserve price for each block of vacant land in accordance with s3.58(4) of the *Local Government Act 1995*. The reserve price is based on Council's view of the current market value of each block of land, which takes into consideration the last independent valuation and other factors such as recent sales history.

Council offers a discount on sales of vacant land in Proudview Estate as outlined in the table below. The discount is refunded to the purchaser when the property is completed (at lock up stage) and if construction starts within 18 months of settlement.

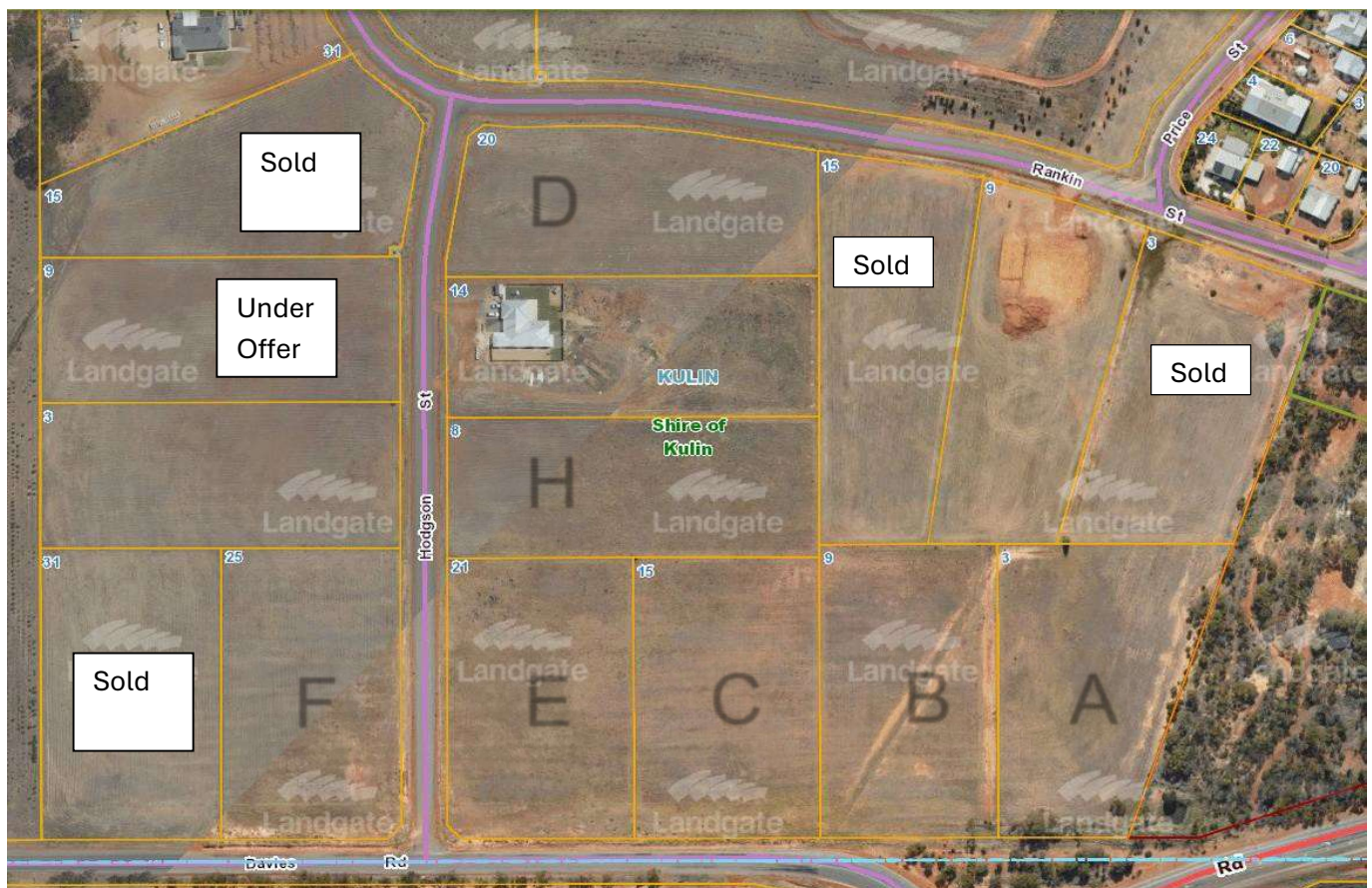
In addition, Council offers site works up to the value in the table below. Site works can include house and shed pads, earthworks, septic etc. The site works will only be offered if construction starts within 18 months of settlement.

The table below shows the vacant blocks of land for sale.

Block (see diagram below)	Street No.	Street Name	Area (m2)	Valuation 30 June 2025 (GST excl)	Reserve Price (GST excl)	Discount	Value of site works completed by Shire
Proudview Estate							
A	3	Davies Road	10,287	\$36,000	\$36,000	\$15,000	\$10,000
B	9	Davies Road	10,000	\$35,000	\$35,000	\$15,000	\$10,000
C	15	Davies Road	10,000	\$35,000	\$35,000	\$15,000	\$10,000
D	20	Hodgson Street	9,999	\$35,000	\$35,000	\$15,000	\$10,000
E	21	Davies Road	10,000	\$35,000	\$35,000	\$15,000	\$10,000
F	25	Davies Road	10,000	\$35,000	\$35,000	\$15,000	\$10,000
H	8	Hodgson Street	9,998	\$35,000	\$35,000	\$15,000	\$10,000
I	9	Hodgson Street (under offer)	10,000	\$36,000	\$36,000	\$15,000	\$10,000
Robertson Park							
A	2	Ellson Street	509	\$7,000	\$7,000		\$5,000
B	4	Ellson Street	501	\$7,000	\$7,000		\$5,000
F	12	Ellson Street	701	\$9,000	\$9,000		\$5,000
I	23	Gordon Street	500	\$7,000	\$7,000		\$5,000
J	25	Gordon Street	500	\$7,000	\$7,000		\$5,000

Block (see diagram below)	Street No.	Street Name	Area (m2)	Desktop Valuation 30 June 2025	Reserve Price (GST Excl)	Discount	Value of site works completed by Shire
K	27	Gordon Street	500	\$7,000	\$7,000		\$5,000
L	29	Gordon Street	500	\$7,000	\$7,000		\$5,000
M	31	Gordon Street	512	\$7,000	\$7,000		\$5,000
N	35	Price Street	703	\$9,000	\$9,000		\$5,000
O	37	Price Street	701	\$9,000	\$9,000		\$5,000
P	39	Price Street	703	\$9,000	\$9,000		\$5,000
Other							
B	19	Ellson Street	1,056	\$12,000	\$12,000		\$5,000
D	29	Ellson Street	1,190	\$13,000	\$13,000		\$5,000

Proudview Estate Blocks:



Robertson Park:



Other:

