

## Northern Australia Comparative Sales of Stations

Property	Location	Sale Date	Area (ha)	ESTIMATES & ROUGH CALCS				
				Sale Price (WIWO)	\$/ha	Sale Price (bare)	Car. Cap	Val / AE
Wollogorang	Gulf	May-15	705,700	\$47,000,000	\$49	\$34,250,000	40,000	\$856
Barkly Downs	Barkly	Jun-15	942,500	\$61,000,000	\$65	\$61,000,000	50,000	\$1,220
Fossil Downs	WA Kimberly	Jun-15	394,028	\$30,000,000	\$44	\$17,250,000	15,000	\$1,150
Douglas Station	Top End	Aug-15	154,844	\$8,500,000	\$55	\$8,500,000	8,500	\$1,000
Napier Downs	Alice Springs	Aug-15	400,000	\$30,000,000	\$35	\$14,000,000	18,000	\$778
Walhallow & Cresswell	Barkly	Nov-15	999,700	\$100,000,000	\$66	\$65,500,000	50,000	\$1,310
Delny & Delmore	Alice Springs	Dec-15	121,000	\$4,000,000	\$25	\$3,000,000	2,000	\$1,500
Murray Downs & Epenarra	Alice Springs	Dec-15	825,000	\$22,000,000	\$13	\$10,500,000	10,000	\$1,050
McDonald	Alice Springs	Jan-16	207,000	\$8,600,000	\$22	\$4,600,000	5,000	\$920
Humbert River	Victoria River	Apr-16	108,000	\$17,500,000	\$69	\$7,500,000	12,000	\$625
Lonsome Dove	Roper	Apr-16	72,350	\$6,000,000	\$83	\$6,000,000	6,500	\$923
Old Mount Bundy	Top End	Apr-16	38,470	\$6,500,000	\$117	\$4,500,000	4,000	\$1,125
SAWA Group	WA Kimberly	Apr-16	1,037,428	\$92,000,000	\$39	\$40,000,000	35,275	\$1,134
Benmara	Barkly	May-16	451,200	\$12,000,000	\$26	\$11,750,000	10,000	\$1,175
Hodgson River	Roper	May-16	111,000	\$4,000,000	\$36	\$4,000,000	6,000	\$667
Inverway & Riveren	Victoria River	Jul-16	555,400	\$67,000,000	\$65	\$36,300,000	37,000	\$981
Florina	Katherine	Aug-16	57,498	\$6,802,394	\$118	\$6,802,394	7,000	\$972
Manners Creek	Alice Springs	Aug-16	672,167	\$15,000,000	\$22	\$15,000,000	15,000	\$1,000
Rocklands	Barkly	Aug-16	677,964	\$70,000,000	\$53	\$36,000,000	40,000	\$900
Vermelha	Sturt Plateau	Sep-16	203,900	\$18,000,000	\$54	\$11,000,000	10,000	\$1,100
Aroona	Victoria River	Dec-16	147,510	\$25,300,000	\$97	\$14,308,470	14,000	\$1,022

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Ban Ban Springs	Top End	Dec-16	192,084	\$11,500,000	\$60	\$11,500,000	10,000	\$1,150
Bullo River	Victoria River	Dec-16	167,700	\$16,500,000	\$49	\$8,300,000	7,000	\$1,186
Numery & Ambalindum	Alice Springs	Feb-17	534,794	\$25,750,000	\$20	\$10,750,000	15,000	\$717
Coniston	Alice Springs	Jul-17	217,700	\$13,000,000	\$32	\$7,000,000	5,000	\$1,400
Willeroo	Victoria River	Aug-17	171,000	\$33,050,000	\$95	\$16,245,000	16,100	\$1,009
Conways	Roper	Sep-17	139,200	\$9,000,000	\$40	\$5,568,000	4,500	\$1,237
Broadmere	Gulf	Oct-17	259,000	\$7,000,000	\$27	\$7,000,000	4,500	\$1,556
Ucharonidge	Barkly	May-18	245,550	\$30,000,000	\$122	\$30,000,000	20,000	\$1,500
Flying Fox	Roper	Oct-18	89,500	\$12,000,000	\$99	\$8,900,000	6,000	\$1,483
Argyle, Newry, Auvergne	Victoria River	Dec-18	730,900	\$130,000,000	\$117	\$85,800,000	62,000	\$1,384
Kalala	Sturt Plateau	Mar-19	376,000	\$58,000,000	\$82	\$31,000,000	30,000	\$1,033
Manbulloo	Katherine	Jun-19	379,100	\$23,400,000	\$62	\$23,400,000	20,000	\$1,170
Scott Creek	Katherine	Aug-19	107,000	\$12,000,000	\$112	\$12,000,000	10,000	\$1,200
Sturt Downs	Sturt Plateau	Nov-19	67,800	\$7,500,000	\$101	\$6,850,000	5,000	\$1,370
Tanumbirini & Forrest Hill	Gulf	Jan-20	553,900	\$70,000,000	\$78	\$43,000,000	30,000	\$1,433
Derwent, Glen Helen & Narwietooma	Alice Springs	Apr-20	565,800	\$38,500,000	\$42	\$23,500,000	15,000	\$1,567
Wollogorang	Gulf	Apr-20	705,700	\$53,000,000	\$44	\$31,400,000	35,000	\$897
Lakefield	Sturt Plateau	Jun-20	76,000	\$12,000,000	\$99	\$7,500,000	7,000	\$1,071
Murrnji	Sturt Plateau	Jul-20	438,000	\$24,000,000	\$27	\$12,000,000	12,000	\$1,000
Aileron	Alice Springs	?	408,000	\$10,000,000	\$7	\$3,000,000	8,500	\$353
Claravale	Katherine	Sept-20	67,692	\$8,000,000	\$118	\$8,000,000	4,000	\$2,000

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