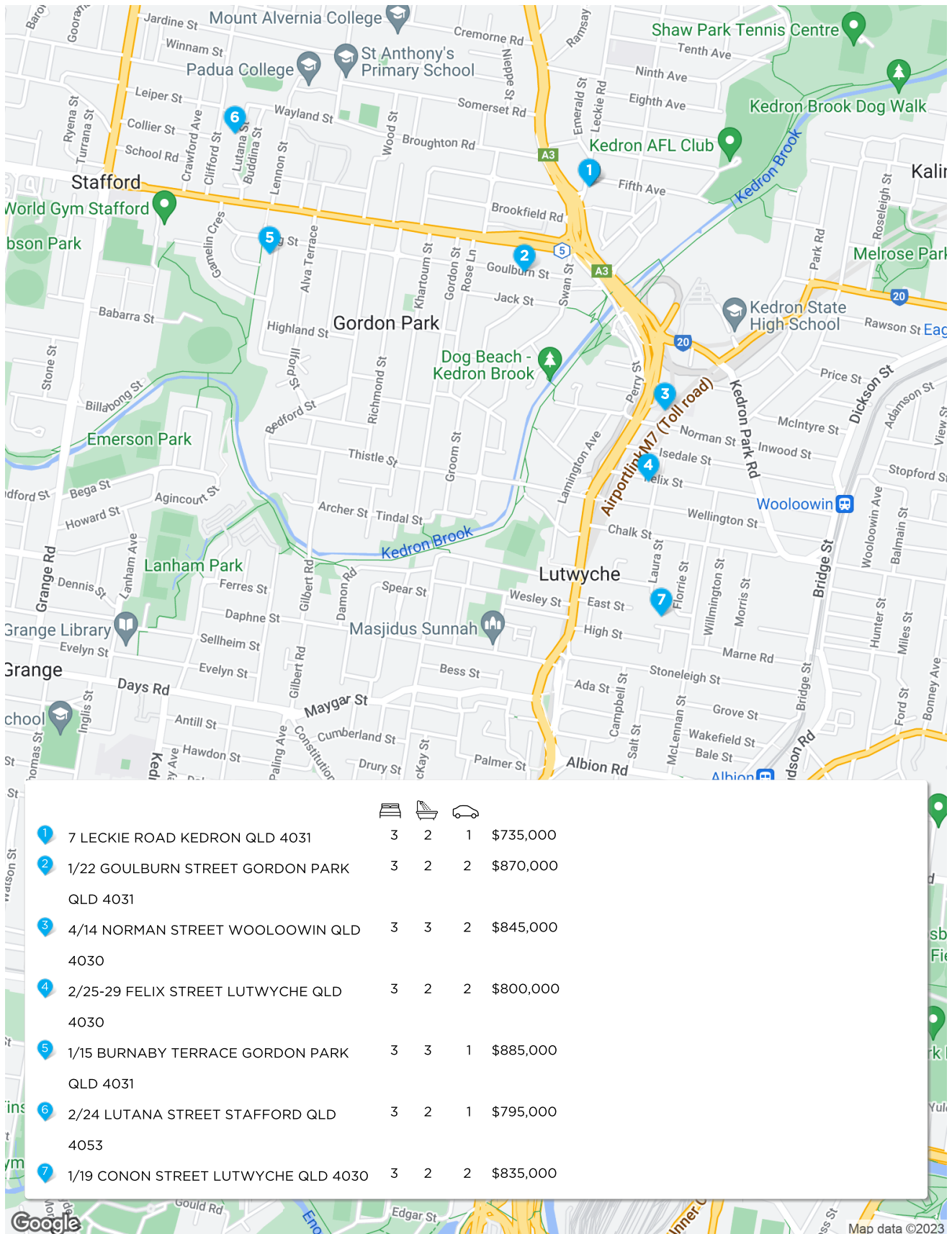







Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	7 LECKIE ROAD KEDRON QLD 4031		<div> <div>3</div> <div>2</div> <div>1</div> <div>166m²</div> </div> <div> <div>123m²</div> </div>	Sold Price	\$735,000
	Year Built	2010	DOM	6	
	Sold Date	01-May-23	Distance	0.01km	
	First Listing	FOR SALE			
	Last Listing	Under Contract			
2	1/22 GOULBURN STREET GORDON PARK QLD 4031		<div> <div>3</div> <div>2</div> <div>2</div> <div>157m²</div> </div> <div> <div>104m²</div> </div>	Sold Price	\$870,000
	Year Built	2003	DOM	2	
	Sold Date	27-May-23	Distance	0.39km	
	First Listing	OPEN TO OFFERS!			
	Last Listing	OPEN TO OFFERS!			
3	4/14 NORMAN STREET WOOLLOOWIN QLD 4030		<div> <div>3</div> <div>3</div> <div>2</div> <div>184m²</div> </div> <div> <div>129m²</div> </div>	Sold Price	\$845,000
	Year Built	2017	DOM	12	
	Sold Date	08-Jul-23	Distance	0.84km	
	First Listing	Offers Over \$749,000			
	Last Listing	Offers Over \$749,000			
4	2/25-29 FELIX STREET LUTWYCHE QLD 4030		<div> <div>3</div> <div>2</div> <div>2</div> <div>131m²</div> </div> <div> <div>-</div> </div>	Sold Price	\$800,000
	Year Built	2016	DOM	41	
	Sold Date	01-Aug-23	Distance	1.07km	
	First Listing	For Sale			
	Last Listing	UNDER CONTRACT			
5	1/15 BURNABY TERRACE GORDON PARK QLD 4031		<div> <div>3</div> <div>3</div> <div>1</div> <div>160m²</div> </div> <div> <div>107m²</div> </div>	Sold Price	\$885,000
	Year Built	2009	DOM	36	
	Sold Date	18-May-23	Distance	1.16km	
	First Listing	For Sale			
	Last Listing	For Sale			

DOM = Days on market RS = Recent sale






UN = Undisclosed Sale

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Comparable Sales

2/24 LUTANA STREET STAFFORD QLD 4053



 3  2  1  173m ²  103m ²			
Year Built	2005	DOM	9
Sold Date	18-Jul-23	Distance	1.27km
First Listing	Open to Offers		
Last Listing	Open to Offers		

Sold Price **\$795,000**

7 1/19 CONON STREET LUTWYCHE QLD 4030



 3  2  2  178m ²  117m ²			
Year Built	2003	DOM	7
Sold Date	25-Jul-23	Distance	1.55km
First Listing	By Negotiation		
Last Listing	Under Contract		

Sold Price **\$835,000**

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