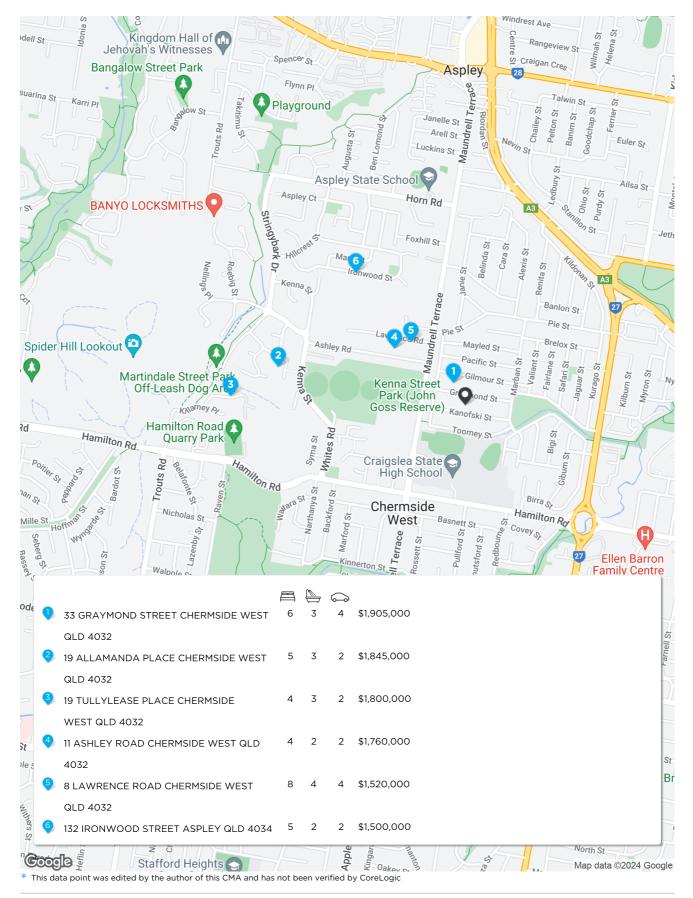


## **Comparables Map: Sales**





## **Comparable Sales**

33 GRAYMOND STREET CHERMSIDE WEST QLD 4032

Sold Price

\$1,905,000



□ 6 □ 3 □ 4 □ 721m<sup>2</sup> □ 431m<sup>2</sup> Year Built 2009

DOM

Distance 0.12km

First Listing Auction

Last Listing UNDER OFFER

Sold Date 29-Aug-23

19 ALLAMANDA PLACE CHERMSIDE WEST QLD 4032

**Sold Price** 

\$1,845,000



 $\blacksquare$  5  $\stackrel{\frown}{\rightleftharpoons}$  3  $\bigcirc$  2  $\boxed{.}$  800m<sup>2</sup>  $\boxed{.}$  291m<sup>2</sup>

03-Mar-24 Sold Date Distance 0.96km

First Listing For Sale Now

Last Listing For Sale Now

19 TULLYLEASE PLACE CHERMSIDE WEST QLD 4032

**Sold Price** 

\$1,800,000



 $\blacksquare$  4  $\bigoplus$  3  $\Longrightarrow$  2  $\square$  730m<sup>2</sup>  $\square$  350m<sup>2</sup> Year Built 1998 DOM Sold Date 24-Feb-24 Distance 1.19km

First Listing For Sale

Last Listing For Sale

11 ASHLEY ROAD CHERMSIDE WEST QLD 4032

Sold Price RS \$1,760,000



 $\blacksquare$  4  $\stackrel{\triangleright}{=}$  2  $\rightleftharpoons$  2  $\stackrel{\triangleright}{\Box}$  1,012m<sup>2</sup>  $\stackrel{\square}{\Box}$  177m<sup>2</sup> Year Built 1975 DOM Sold Date 02-May-24 0.45km Distance

First Listing For Sale Now

Last Listing For Sale Now

8 LAWRENCE ROAD CHERMSIDE WEST QLD 4032

**Sold Price** 

\$1,520,000



 $\blacksquare$  8  $\bigoplus$  4  $\bigoplus$  4  $\bigsqcup$  1,012m<sup>2</sup>  $\bigcirc$  506m<sup>2</sup> DOM Year Built 1970 143 Sold Date 17-Oct-23 Distance 0.41km

First Listing OFFERS OVER \$895,000

Last Listing OFFERS OVER \$839,000

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



## **Comparable Sales**

6 132 IRONWOOD STREET ASPLEY QLD 4034

Sold Price \$1,500,000



[] 201m<sup>2</sup> Year Built 1990 DOM 18 Sold Date 06-Dec-23 Distance 0.86km

First Listing For Sale Now

Last Listing Offers over \$1,499,000



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