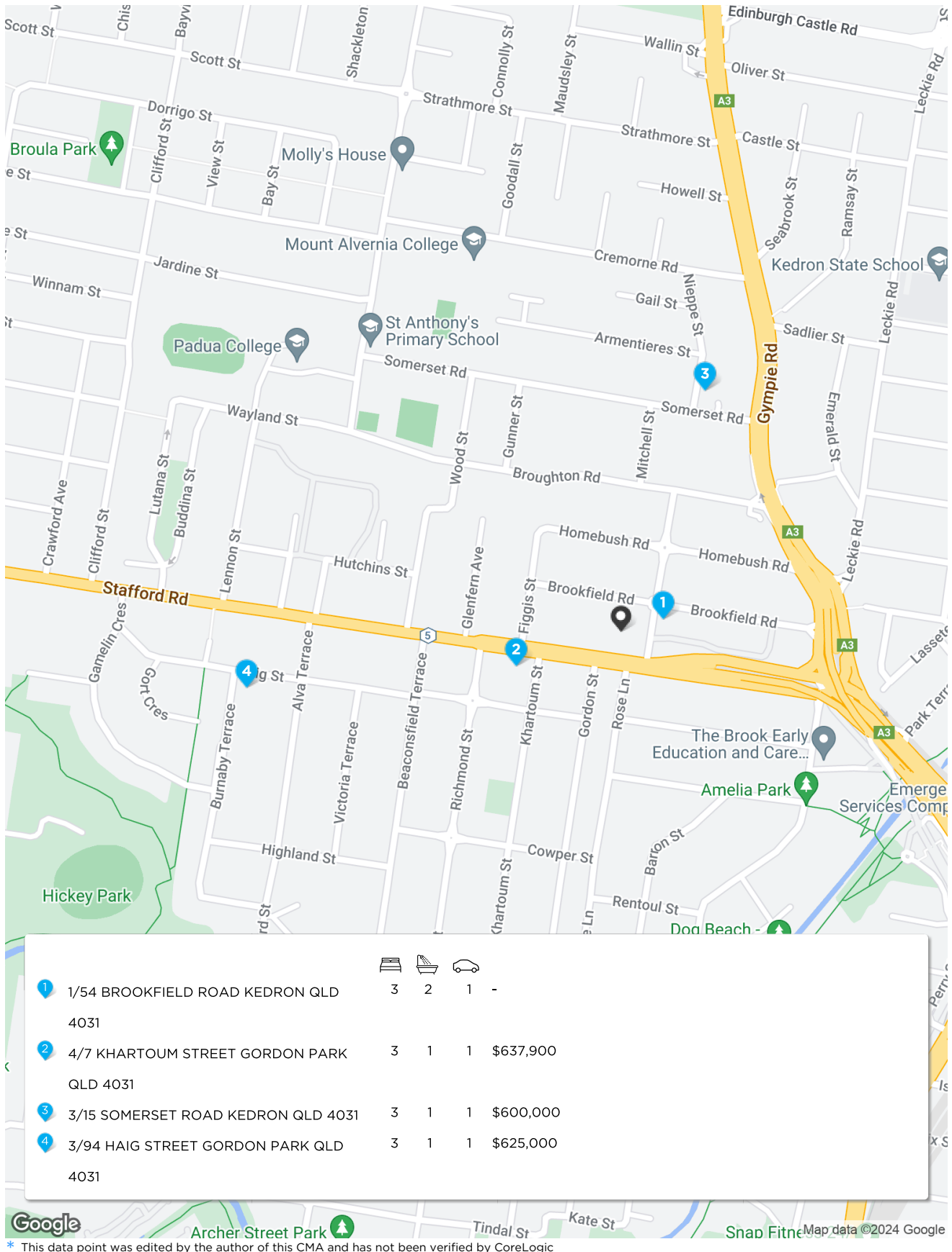


















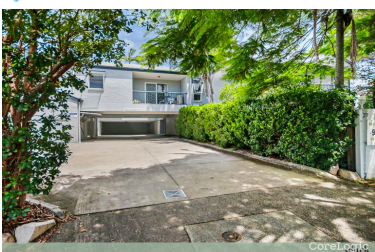







Comparables Map: Sales



Comparable Sales

1	1/54 BROOKFIELD ROAD KEDRON QLD 4031		 3  2  1  133m ²  97m ²	Sold RS UN
	Year Built	2018	DOM	34
	Sold Date	15-Jul-24	Distance	0.08km
	First Listing	Submit offers		
	Last Listing	Submit offers		
2	4/7 KHARTOUM STREET GORDON PARK QLD 4031		 3  1  1  117m ²  127m ²	Sold \$637,900
	Year Built	1980	DOM	58
	Sold Date	21-May-24	Distance	0.19km
	First Listing	For Sale		
	Last Listing	Under Contract		
3	3/15 SOMERSET ROAD KEDRON QLD 4031		 3  1  1  132m ²  132m ²	Sold \$600,000
	Year Built	1980	DOM	6
	Sold Date	07-Apr-24	Distance	0.45km
	First Listing	Open To Offers		
	Last Listing	Open To Offers		
4	3/94 HAIG STREET GORDON PARK QLD 4031		 3  1  1  109m ²  109m ²	Sold \$625,000
	Year Built	1990	DOM	24
	Sold Date	28-Feb-24	Distance	0.66km
	First Listing	\$610,000		
	Last Listing	Under Contract		

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

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.