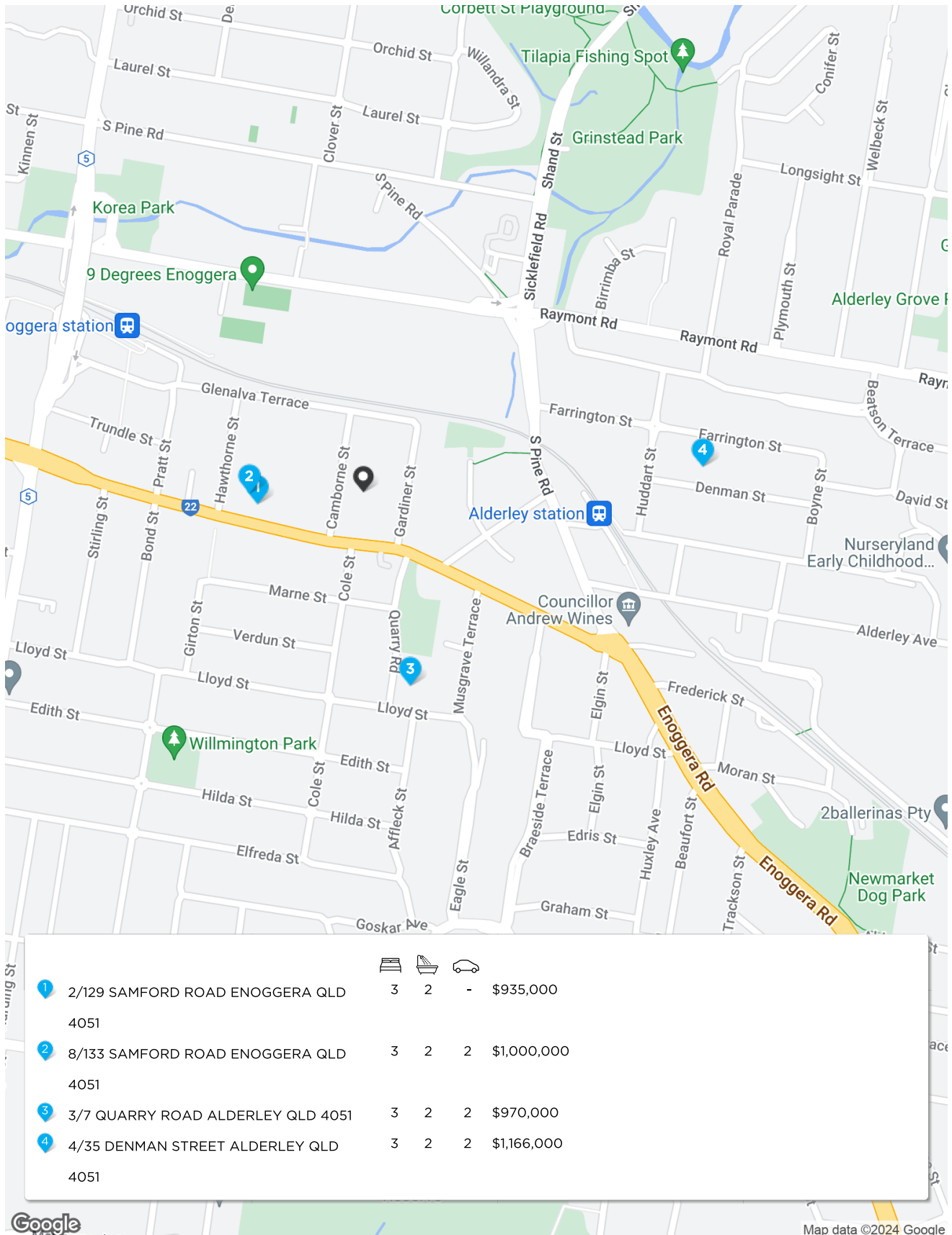
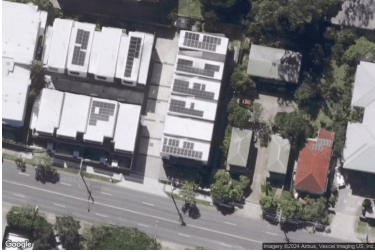











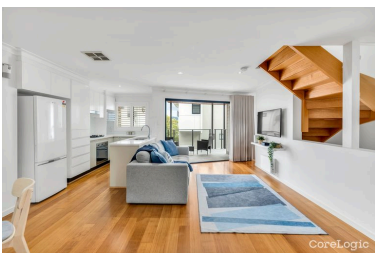





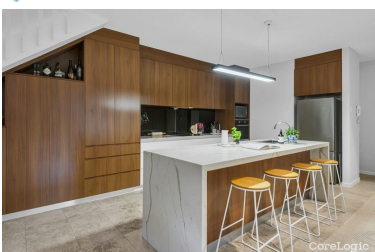







Comparables Map: Sales



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

Comparable Sales

1	2/129 SAMFORD ROAD ENOGGERA QLD 4051		 3  2  -  213m ²  148m ²	Sold	\$935,000
			Year Built 2021	DOM -	
			Sold Date 18-Mar-24	Distance 0.19km	
			First Listing -		
			Last Listing -		
2	8/133 SAMFORD ROAD ENOGGERA QLD 4051		 3  2  2  226m ²  154m ²	Sold	\$1,000,000
			Year Built 2020	DOM 88	
			Sold Date 23-Jan-24	Distance 0.2km	
			First Listing For Sale		
			Last Listing For Sale		
3	3/7 QUARRY ROAD ALDERLEY QLD 4051		 3  2  2  167m ²  104m ²	Sold	\$970,000
			Year Built 2014	DOM 64	
			Sold Date 16-Apr-24	Distance 0.36km	
			First Listing Auction		
			Last Listing For Sale Now		
4	4/35 DENMAN STREET ALDERLEY QLD 4051		 3  2  2  208m ²  130m ²	Sold	\$1,166,000
			Year Built 2017	DOM 7	
			Sold Date 22-Apr-24	Distance 0.6km	
			First Listing For Sale		
			Last Listing Under Contract		

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