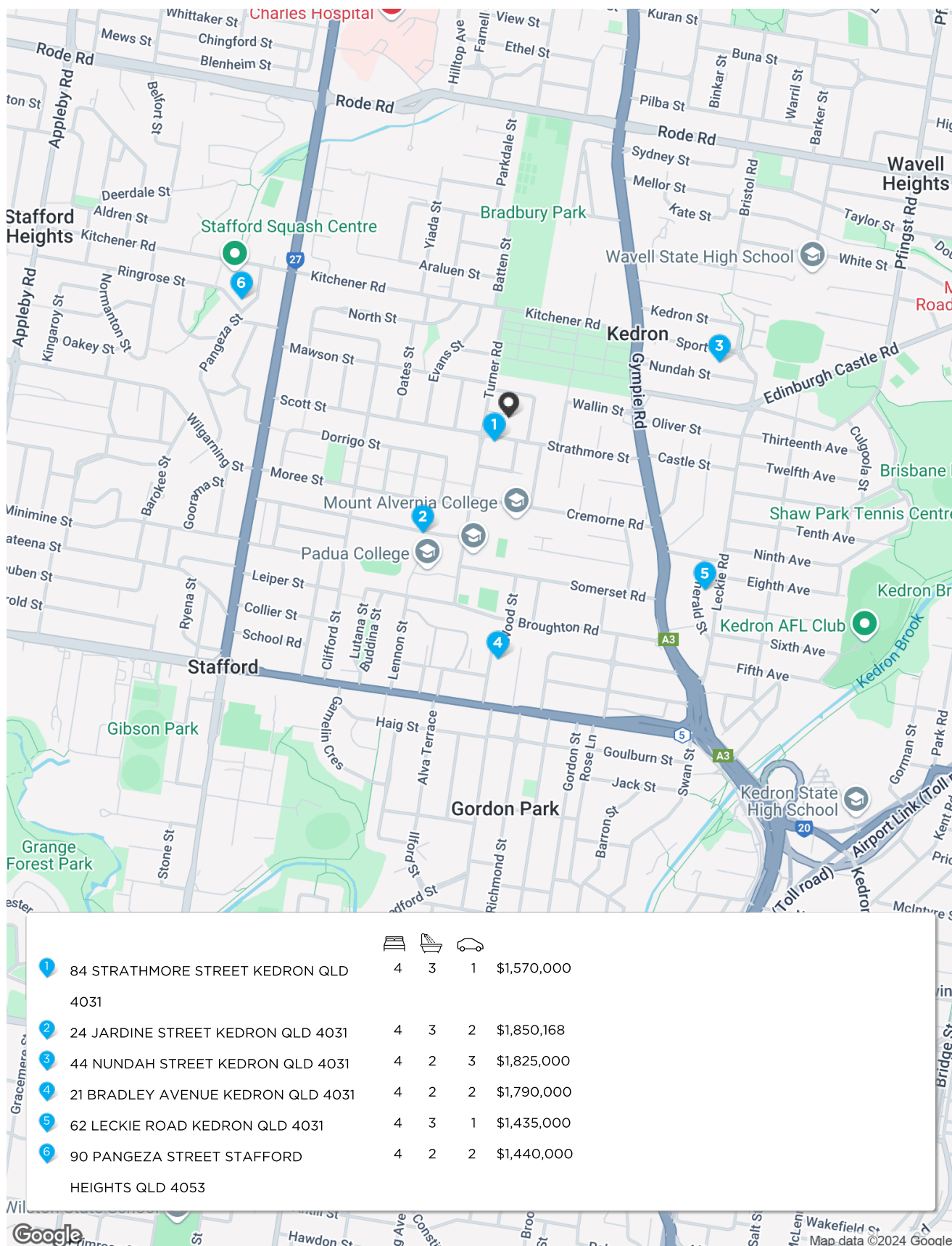


# Comparables Map: Sales








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

## Comparable Sales

1 84 STRATHMORE STREET KEDRON QLD 4031

|      |             |
|------|-------------|
| Sold | \$1,570,000 |
|------|-------------|








|   |           |          |       |
|---|-----------|----------|-------|
|  4  3  1  693m <sup>2</sup>  122m <sup>2</sup> |           |          |       |
| Year Built  | 1930      | DOM      | 30    |
| Sold Date   | 03-Jul-24 | Distance | 0.1km |
| First Listing   | For Sale  |          |       |
| Last Listing  | SOLD      |          |       |

2 24 JARDINE STREET KEDRON QLD 4031

|      |             |
|------|-------------|
| Sold | \$1,850,168 |
|------|-------------|








|   |   |   |   |   |
|---|---|---|---|---|
|  4 |  3 |  2 |  506m <sup>2</sup> |  213m <sup>2</sup> |
| Year Built  | 2014  | DOM   | 81  |   |
| Sold Date   | 21-Jun-24   | Distance  | 0.51km  |   |
| First Listing   | OPEN TO OFFERS  |   |   |   |
| Last Listing  | Offers Over \$1,750,000   |   |   |   |

3 44 NUNDAH STREET KEDRON QLD 4031

**Sold** <sup>RS</sup> **\$1,825,000**








|   |   |   |   |   |
|---|---|---|---|---|
|  4 |  2 |  3 |  607m <sup>2</sup> |  155m <sup>2</sup> |
| Year Built  | 1965  | DOM   | 20  |   |
| Sold Date   | 03-Aug-24   | Distance  | 0.76km  |   |
| First Listing   | Auction   |   |   |   |
| Last Listing  | Auction   |   |   |   |

4 21 BRADLEY AVENUE KEDRON QLD 4031

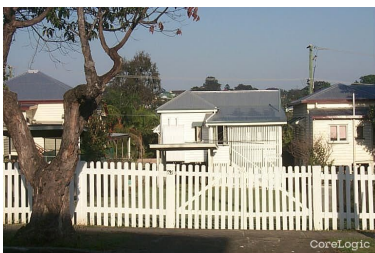
|      |             |
|------|-------------|
| Sold | \$1,790,000 |
|------|-------------|








|   |                       |          |        |
|---|-----------------------|----------|--------|
|  4  2  2  622m <sup>2</sup>  157m <sup>2</sup> |                       |          |        |
| Year Built  | 1930                  | DOM      | 11     |
| Sold Date   | 27-Jun-24             | Distance | 0.86km |
| First Listing   | AUCTION               |          |        |
| Last Listing  | SOLD PRIOR TO AUCTION |          |        |

5 62 LECKIE ROAD KEDRON QLD 4031

|      |             |
|------|-------------|
| Sold | \$1,435,000 |
|------|-------------|



|   |   |   |   |   |
|---|---|---|---|---|
|  4 |  3 |  1 |  430m <sup>2</sup> |  164m <sup>2</sup> |
| Year Built  | 1925  |   | DOM   | -   |
| Sold Date   | 15-Apr-24   |   | Distance  | 0.92km  |
| First Listing   | -   |   |   |   |
| Last Listing  | -   |   |   |   |

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 90 PANGEZA STREET STAFFORD HEIGHTS QLD 4053



4 2 2 597m<sup>2</sup>

Year Built 2016

Sold Date 11-Jul-24

First Listing Auction

Last Listing Auction

207m<sup>2</sup>

DOM 24

Distance 1.02km

Sold

\$1,440,000

## Disclaimer

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