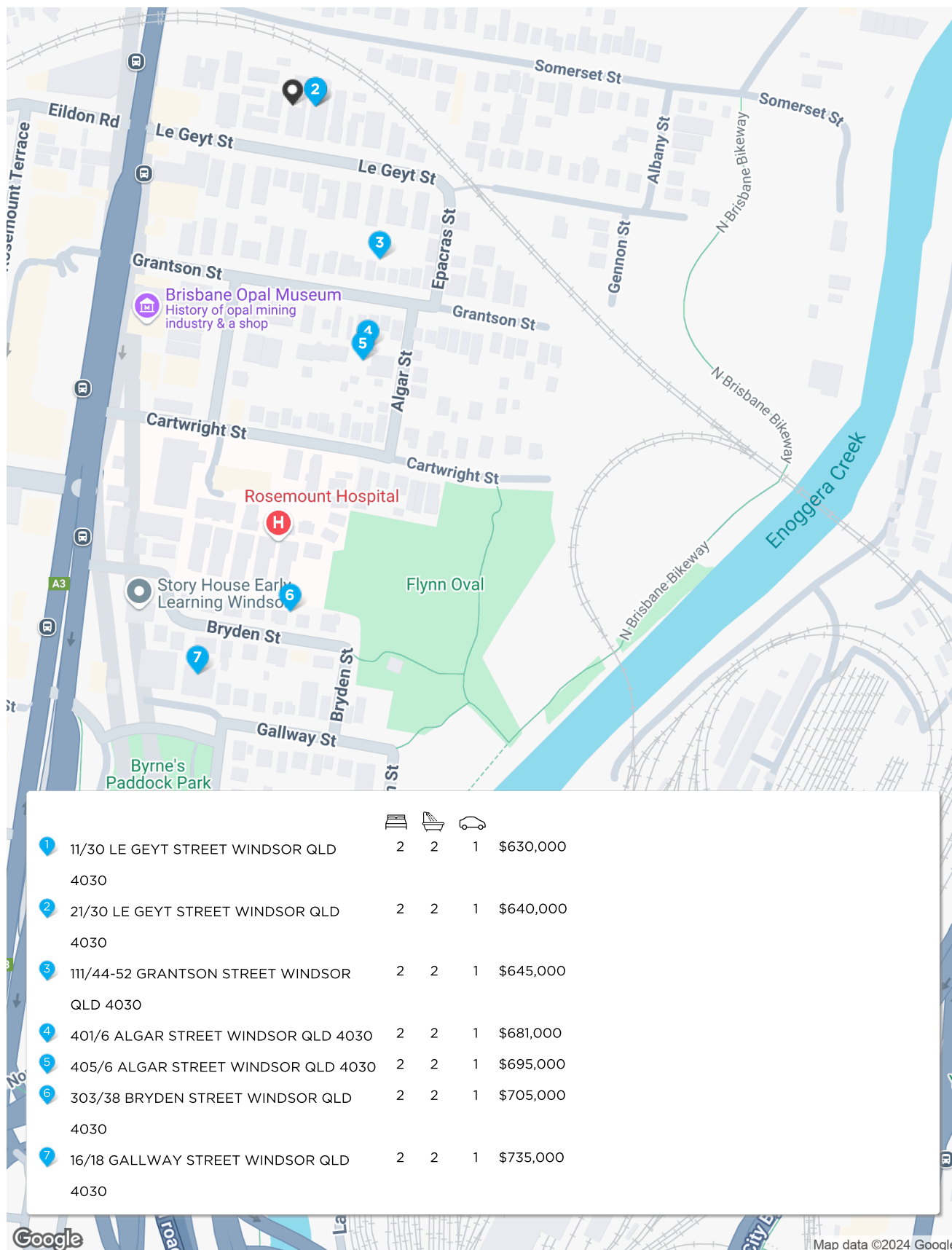
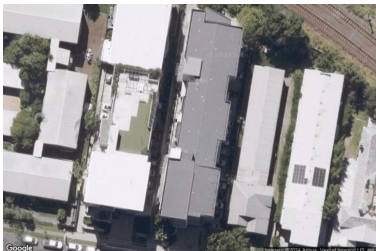











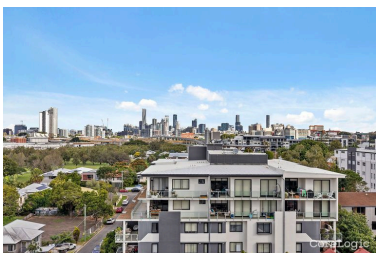



















Comparables Map: Sales



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

Comparable Sales






1	11/30 LE GEYT STREET WINDSOR QLD 4030		 2  2  1  86m ²  73m ²	Sold	\$630,000
			Year Built 2017 DOM 91		
			Sold Date 13-May-24 Distance 0.02km		
			First Listing \$475,500		
			Last Listing ALL OFFERS CONSIDERED		
2	21/30 LE GEYT STREET WINDSOR QLD 4030		 2  2  1  88m ²  88m ²	Sold	\$640,000
			Year Built 2016 DOM 16		
			Sold Date 23-Apr-24 Distance 0.02km		
			First Listing Sale By Negotiation		
			Last Listing For Sale by Negotiation		
3	111/44-52 GRANTSON STREET WINDSOR QLD 4030		 2  2  1  105m ²  81m ²	Sold	\$645,000
			Year Built 2017 DOM 15		
			Sold Date 05-May-24 Distance 0.16km		
			First Listing For Sale		
			Last Listing UNDER CONTRACT		
4	401/6 ALGAR STREET WINDSOR QLD 4030		 2  2  1  97m ²  -	Sold	\$681,000
			Year Built - DOM -		
			Sold Date 07-May-24 Distance 0.22km		
			First Listing -		
			Last Listing -		
5	405/6 ALGAR STREET WINDSOR QLD 4030		 2  2  1  93m ²  82m ²	Sold	\$695,000
			Year Built 2018 DOM 19		
			Sold Date 22-Apr-24 Distance 0.23km		
			First Listing For Sale		
			Last Listing For Sale		

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

6 303/38 BRYDEN STREET WINDSOR QLD 4030








 2	 2	 1	 92m ²	 82m ²
Year Built	2020	DOM	16	
Sold Date	09-Jul-24	Distance	0.44km	
First Listing	Offers Over \$719,000			
Last Listing	Under Contract			

Sold	\$705,000
------	-----------

7 16/18 GALLWAY STREET WINDSOR QLD 4030



 2	 2	 1	 89m ²	 75m ²
Year Built	2015	DOM	39	
Sold Date	12-Sep-24	Distance	0.5km	
First Listing	475,000+			
Last Listing	475,000+			

Sold	\$735,000
------	-----------

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

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.