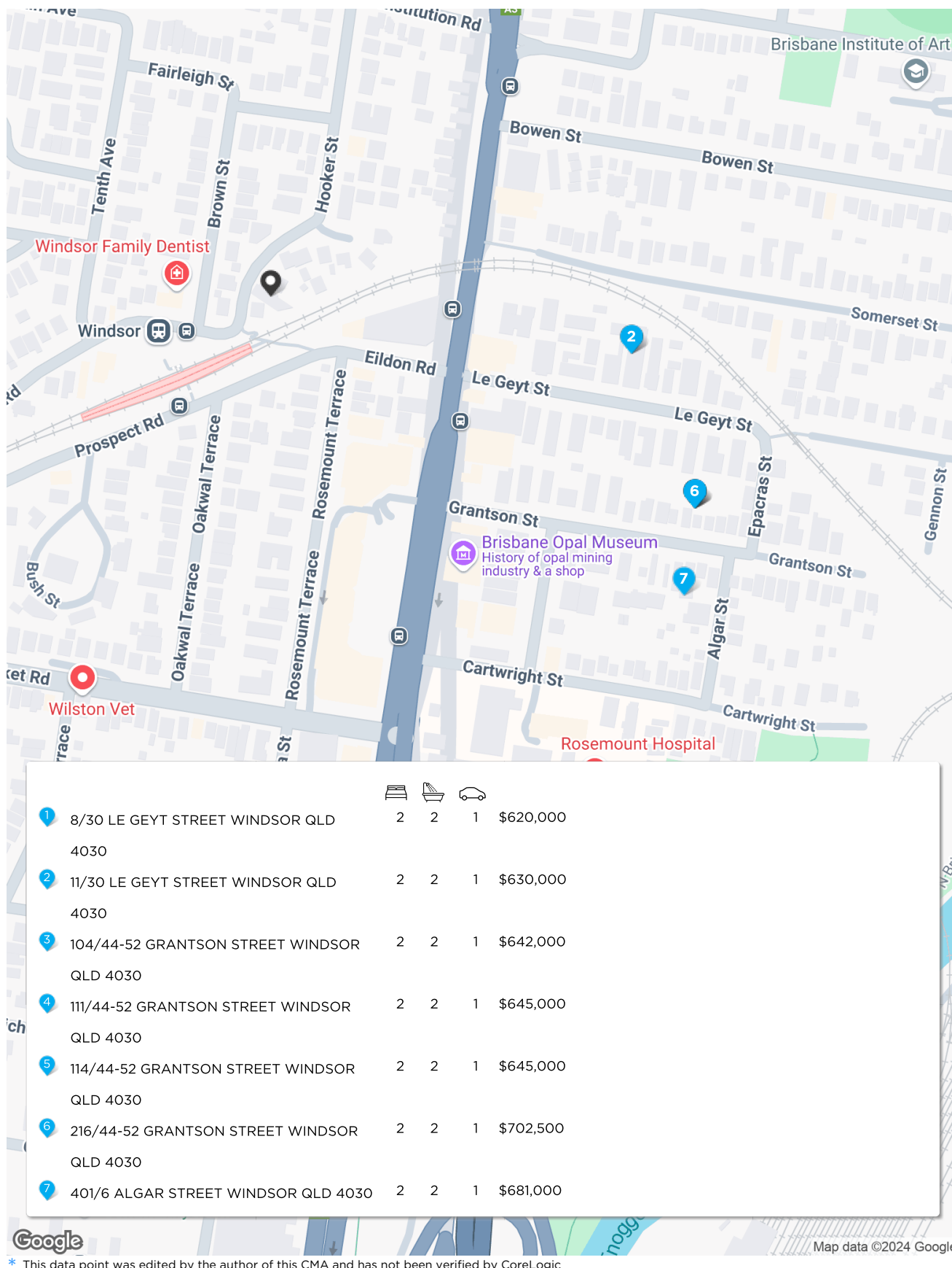
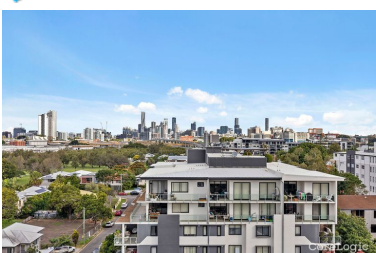


Comparables Map: Sales

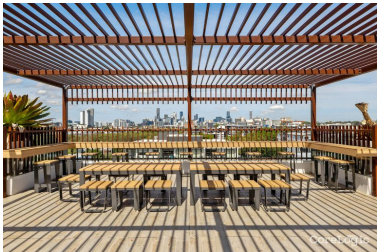


Comparable Sales

1	8/30 LE GEYT STREET WINDSOR QLD 4030		 2  2  1  89m ²  76m ²	Sold	\$620,000
	Year Built	2017	DOM	78	
	Sold Date	08-Aug-24	Distance	0.32km	
	First Listing	For Sale			
	Last Listing	For Sale			
2	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	0.32km	
	First Listing	\$475,500			
	Last Listing	ALL OFFERS CONSIDERED			
3	104/44-52 GRANTSON STREET WINDSOR QLD 4030		 2  2  1  155m ²  80m ²	Sold	\$642,000
	Year Built	2017	DOM	68	
	Sold Date	15-May-24	Distance	0.41km	
	First Listing	For Sale			
	Last Listing	For Sale By Negotiation			
4	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	0.41km	
	First Listing	For Sale			
	Last Listing	UNDER CONTRACT			
5	114/44-52 GRANTSON STREET WINDSOR QLD 4030		 2  2  1  98m ²  98m ²	Sold	\$645,000
	Year Built	2017	DOM	20	
	Sold Date	29-Jul-24	Distance	0.41km	
	First Listing	-			
	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

Comparable Sales

6 	216/44-52 GRANTSON STREET WINDSOR QLD 4030				Sold		\$702,500
	 2  2  1  105m ²	 82m ²					
	Year Built	2017		DOM	140		
	Sold Date	31-May-24		Distance	0.41km		
	First Listing	Contact Agent					
	Last Listing	Under Contract					
7 	401/6 ALGAR STREET WINDSOR QLD 4030				Sold		\$681,000
	 2  2  1  97m ²	 -					
	Year Built	-		DOM	-		
	Sold Date	07-May-24		Distance	0.45km		
	First Listing	-					
	Last Listing	-					

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