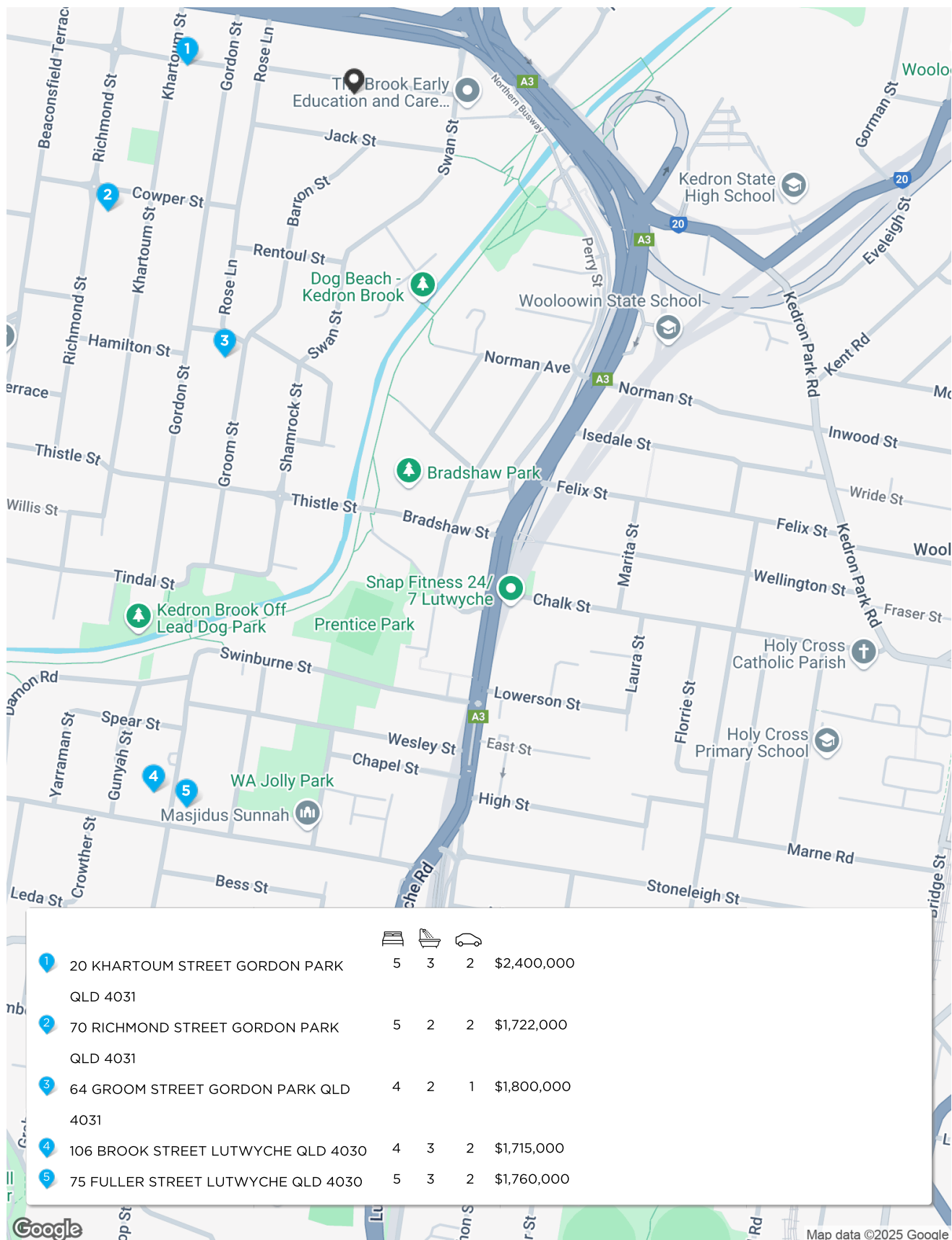
























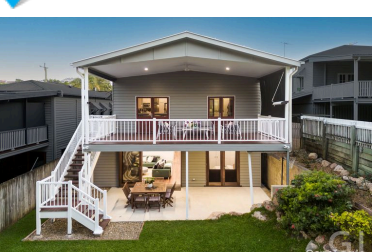







Comparables Map: Sales



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

Comparable Sales

- | | | | |
|---|--|------|-------------|
| 1 | 20 KHARTOUM STREET GORDON PARK QLD 4031 | Sold | \$2,400,000 |
|  | <div><div><div><div></div><div>5</div></div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>405m²</div></div><div><div></div><div>267m²</div></div></div><div><div>Year Built</div><div>1930</div><div>DOM</div><div>24</div></div><div><div>Sold Date</div><div>11-Sep-24</div><div>Distance</div><div>0.3km</div></div><div><div>First Listing</div><div>AUCTION</div></div><div><div>Last Listing</div><div>AUCTION</div></div></div> | | |
| 2 | 70 RICHMOND STREET GORDON PARK QLD 4031 | Sold | \$1,722,000 |
|  | <div><div><div><div></div><div>5</div></div><div><div></div><div>2</div></div><div><div></div><div>2</div></div><div><div></div><div>405m²</div></div><div><div></div><div>180m²</div></div></div><div><div>Year Built</div><div>1935</div><div>DOM</div><div>20</div></div><div><div>Sold Date</div><div>31-Aug-24</div><div>Distance</div><div>0.48km</div></div><div><div>First Listing</div><div>AUCTION</div></div><div><div>Last Listing</div><div>AUCTION</div></div></div> | | |
| 3 | 64 GROOM STREET GORDON PARK QLD 4031 | Sold | \$1,800,000 |
|  | <div><div><div><div></div><div>4</div></div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>405m²</div></div><div><div></div><div>133m²</div></div></div><div><div>Year Built</div><div>1940</div><div>DOM</div><div>18</div></div><div><div>Sold Date</div><div>06-Sep-24</div><div>Distance</div><div>0.52km</div></div><div><div>First Listing</div><div>Auction</div></div><div><div>Last Listing</div><div>Under Contract</div></div></div> | | |
| 4 | 106 BROOK STREET LUTWYCHE QLD 4030 | Sold | \$1,715,000 |
|  | <div><div><div><div></div><div>4</div></div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>405m²</div></div><div><div></div><div>-</div></div></div><div><div>Year Built</div><div>1950</div><div>DOM</div><div>99</div></div><div><div>Sold Date</div><div>08-Aug-24</div><div>Distance</div><div>1.28km</div></div><div><div>First Listing</div><div>\$599,000 NEG</div></div><div><div>Last Listing</div><div>\$550,000+</div></div></div> | | |
| 5 | 75 FULLER STREET LUTWYCHE QLD 4030 | Sold | \$1,760,000 |
|  | <div><div><div><div></div><div>5</div></div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>420m²</div></div><div><div></div><div>212m²</div></div></div><div><div>Year Built</div><div>1930</div><div>DOM</div><div>10</div></div><div><div>Sold Date</div><div>17-Oct-24</div><div>Distance</div><div>1.29km</div></div><div><div>First Listing</div><div>FOR SALE</div></div><div><div>Last Listing</div><div>Under Contract</div></div></div> | | |

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

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