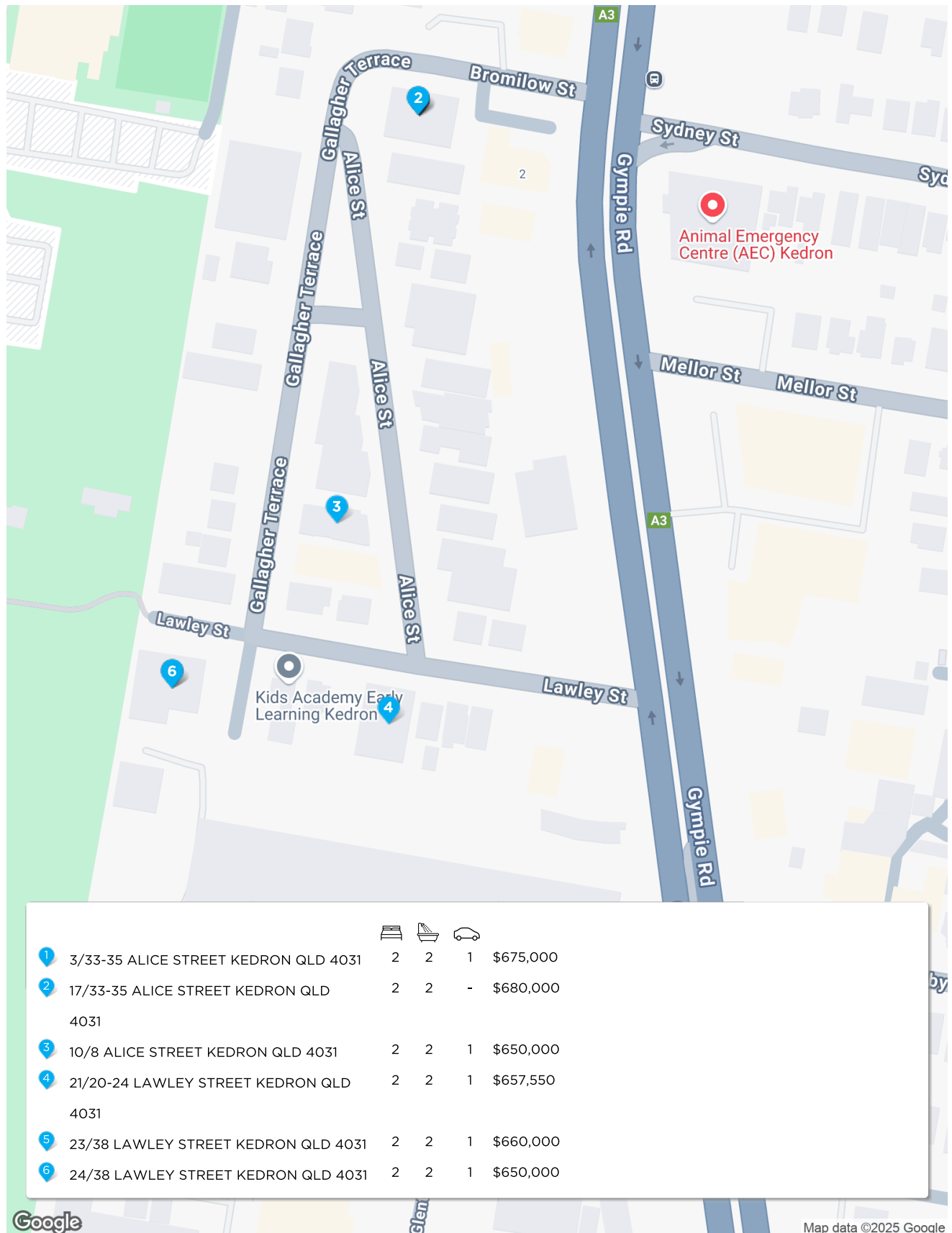
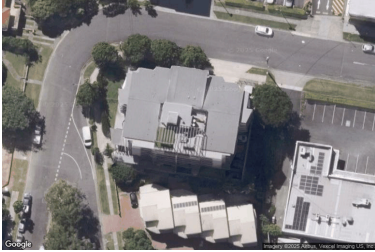





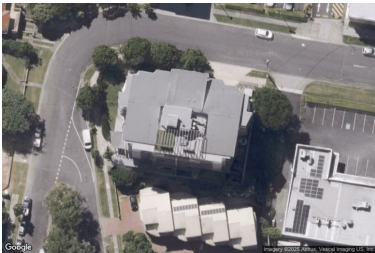

























# Comparables Map: Sales



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

# Comparable Sales

1	3/33-35 ALICE STREET KEDRON QLD 4031		 2  2  1  135m <sup>2</sup>  77m <sup>2</sup>	Sold	\$675,000
			Year Built 2016	DOM -	
			Sold Date 29-Oct-24	Distance 0km	
			First Listing -		
			Last Listing -		
2	17/33-35 ALICE STREET KEDRON QLD 4031		 2  2  -  99m <sup>2</sup>  77m <sup>2</sup>	Sold	\$680,000
			Year Built 2016	DOM -	
			Sold Date 19-Jan-25	Distance 0km	
			First Listing -		
			Last Listing -		
3	10/8 ALICE STREET KEDRON QLD 4031		 2  2  1  91m <sup>2</sup>  78m <sup>2</sup>	Sold	<sup>RS</sup> \$650,000
			Year Built 2017	DOM 18	
			Sold Date 21-Feb-25	Distance 0.18km	
			First Listing For Sale		
			Last Listing For Sale		
4	21/20-24 LAWLEY STREET KEDRON QLD 4031		 2  2  1  100m <sup>2</sup>  80m <sup>2</sup>	Sold	\$657,550
			Year Built 2016	DOM 6	
			Sold Date 29-Oct-24	Distance 0.27km	
			First Listing FOR SALE		
			Last Listing UNDER CONTRACT		
5	23/38 LAWLEY STREET KEDRON QLD 4031		 2  2  1  115m <sup>2</sup>  81m <sup>2</sup>	Sold	\$660,000
			Year Built 2015	DOM 8	
			Sold Date 13-Nov-24	Distance 0.28km	
			First Listing Under Contract		
			Last Listing Under Contract		

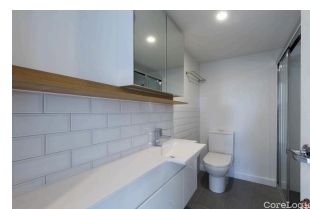
DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

<div>6</div> 	24/38 LAWLEY STREET KEDRON QLD 4031				Sold	\$650,000
	 2	 2	 1	 108m <sup>2</sup>	 108m <sup>2</sup>	
	Year Built	2015		DOM	-	
	Sold Date	19-Dec-24		Distance	0.28km	
	First Listing	AUCTION IF NOT SOLD PRIOR				
	Last Listing	AUCTION IF NOT SOLD PRIOR				

# Summary

19/33-35 ALICE STREET KEDRON QLD 4031



Appraisal price range

Notes from your agent

## Disclaimer

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