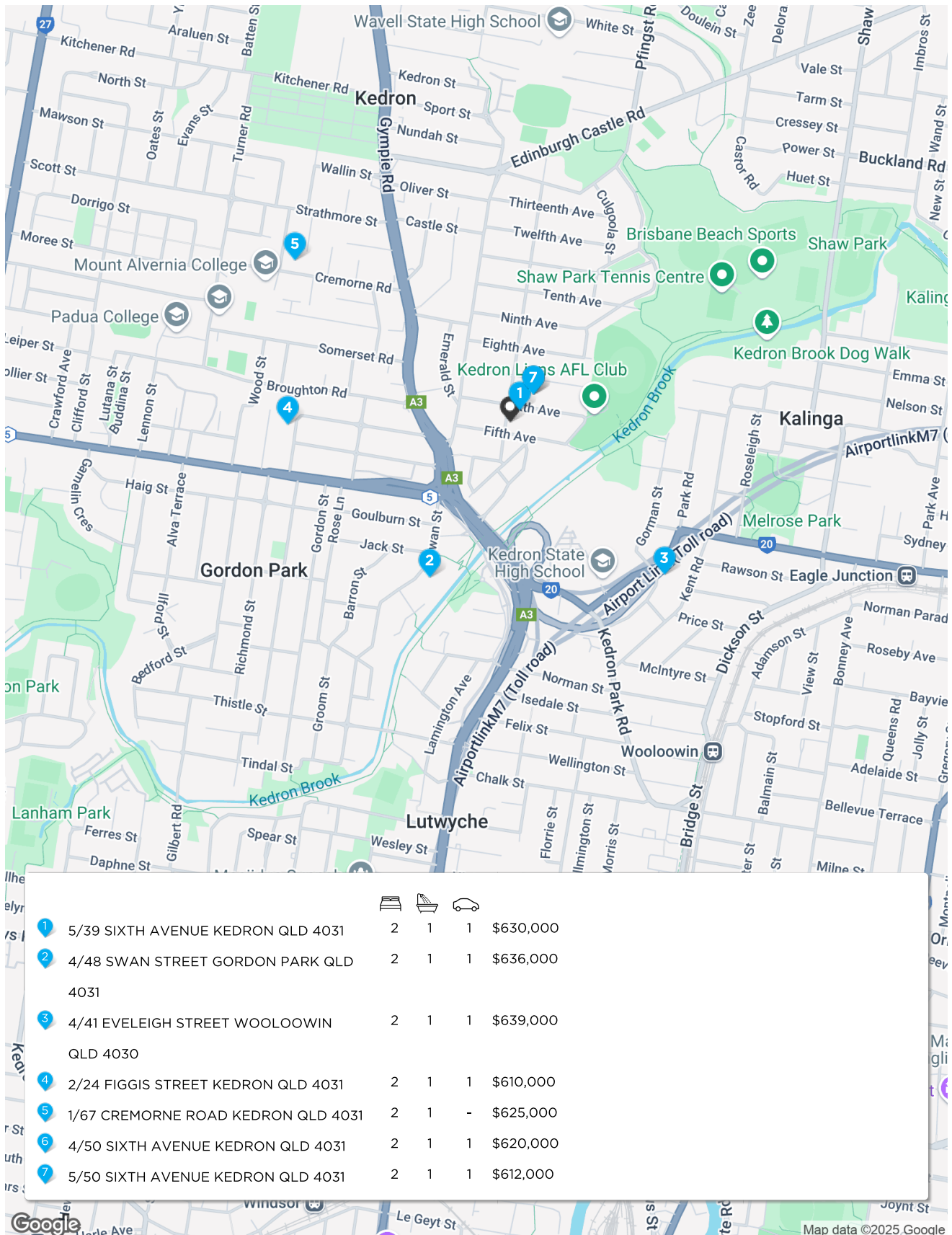
































Comparables Map: Sales



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

Comparable Sales






1	5/39 SIXTH AVENUE KEDRON QLD 4031		 2  1  1  110m ²  68m ²	Year Built 1976	DOM 22	Sold Date 22-Jan-25	Distance 0.05km	First Listing For Sale	Last Listing SOLD	Sold	\$630,000
2	4/48 SWAN STREET GORDON PARK QLD 4031		 2  1  1  107m ²  80m ²	Year Built 1989	DOM 6	Sold Date 04-Mar-25	Distance 0.62km	First Listing For Sale	Last Listing For Sale	Sold	^{RS} \$636,000
3	4/41 EVELEIGH STREET WOOLLOOWIN QLD 4030		 2  1  1  94m ²  71m ²	Year Built 1995	DOM 30	Sold Date 06-Feb-25	Distance 0.77km	First Listing \$639,000	Last Listing Under Contract	Sold	\$639,000
4	2/24 FIGGIS STREET KEDRON QLD 4031		 2  1  1  124m ²  68m ²	Year Built 1975	DOM 32	Sold Date 30-Jan-25	Distance 0.78km	First Listing For Sale	Last Listing Offers Over \$600,000	Sold	\$610,000
5	1/67 CREMORNE ROAD KEDRON QLD 4031		 2  1  -  74m ²  68m ²	Year Built 1965	DOM 13	Sold Date 11-Dec-24	Distance 0.94km	First Listing For Sale	Last Listing \$623,000	Sold	\$625,000

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

Comparable Sales

6 4/50 SIXTH AVENUE KEDRON QLD 4031








 2	 1	 1	 121m ²	 90m ²
Year Built	1976	DOM	37	
Sold Date	21-Dec-24	Distance	0.12km	
First Listing	For Sale			
Last Listing	Offers Over \$619,000			

Sold	\$620,000
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7 5/50 SIXTH AVENUE KEDRON QLD 4031



 2  1  1  131m ²  80m ²			
Year Built	1974	DOM	46
Sold Date	31-Jan-25	Distance	0.12km
First Listing	For Sale - Offers Over \$619,000		
Last Listing	SOLD BY ANDREW DEGN - \$612,000		

Sold	\$612,000
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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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