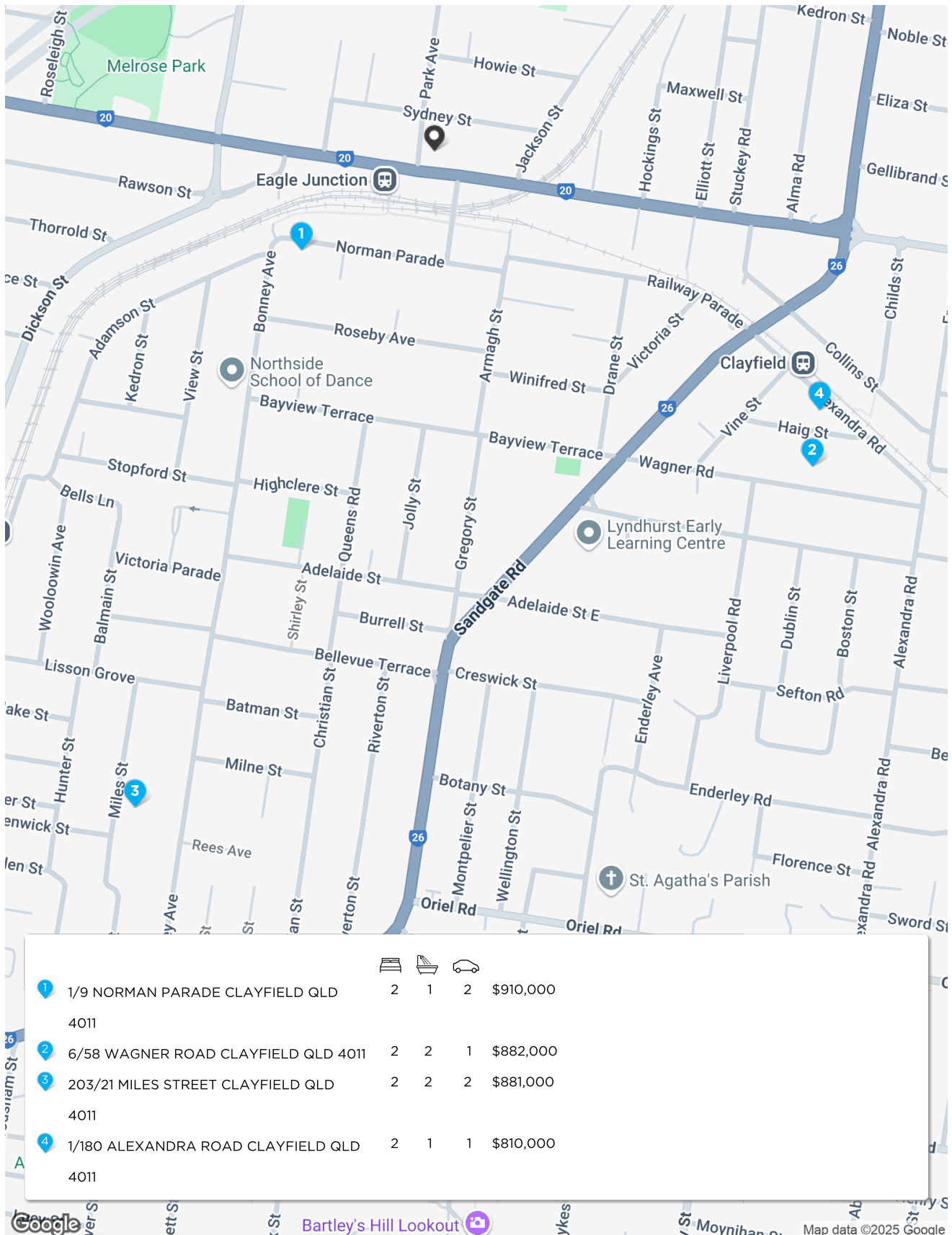






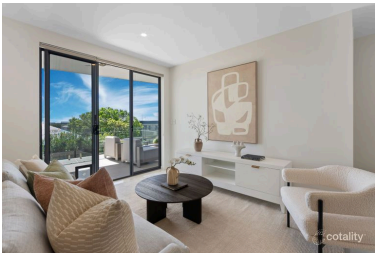



















Comparables Map: Sales



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

Comparable Sales

1	1/9 NORMAN PARADE CLAYFIELD QLD 4011		 2  1  2  129m ²  129m ²	Sold ^{RS} \$910,000
			Year Built 1983 DOM 21	
			Sold Date 23-Jun-25 Distance 0.29km	
			First Listing Auction	
			Last Listing Auction	
2	6/58 WAGNER ROAD CLAYFIELD QLD 4011		 2  2  1  102m ²  74m ²	Sold \$882,000
			Year Built 2013 DOM 24	
			Sold Date 15-May-25 Distance 0.87km	
			First Listing Auction / Thurs 15th May 2025 at 5:30pm In-Rooms	
			Last Listing Auction, Thursday 15th May at 5:30pm In-Rooms	
3	203/21 MILES STREET CLAYFIELD QLD 4011		 2  2  2  143m ²  70m ²	Sold \$881,000
			Year Built 2003 DOM 7	
			Sold Date 04-May-25 Distance 1.27km	
			First Listing For Sale	
			Last Listing CONTACT AGENT	
4	1/180 ALEXANDRA ROAD CLAYFIELD QLD 4011		 2  1  1  125m ²  105m ²	Sold \$810,000
			Year Built 1991 DOM 38	
			Sold Date 02-May-25 Distance 0.82km	
			First Listing Contact Agent	
			Last Listing Sold	

Notes from your agent

Inferior unit. Smaller, less renovated and only 1 bathroom.

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