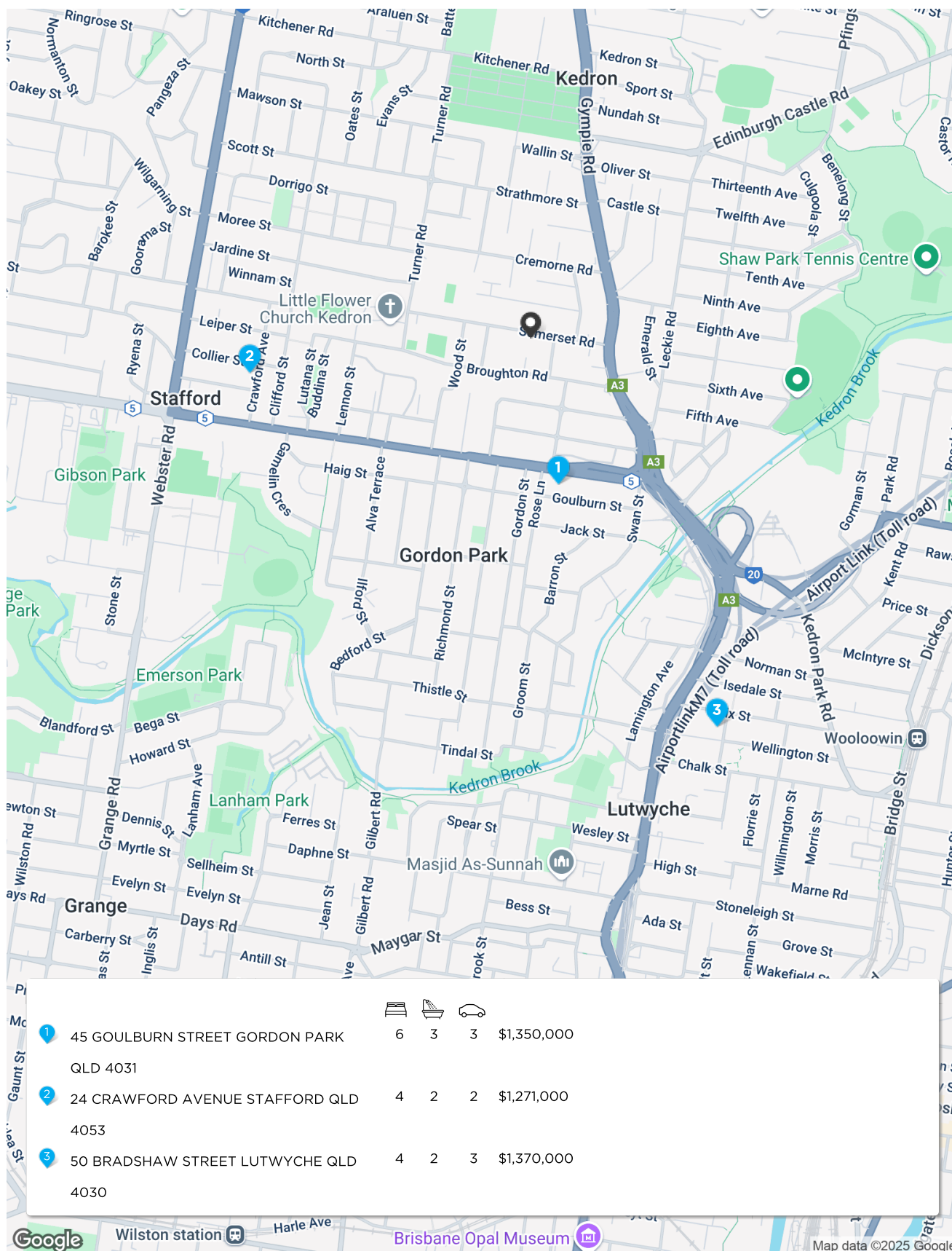


Comparables Map: Sales








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

Comparable Sales

1 45 GOULBURN STREET GORDON PARK QLD 4031

Sold	\$1,350,000
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 6  3  3  410m ²	 114m ²		
Year Built	-	DOM	11
Sold Date	23-Apr-25	Distance	0.53km
First Listing	Auction		
Last Listing	Auction		

2 24 CRAWFORD AVENUE STAFFORD QLD 4053

Sold	\$1,271,000
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 4  2  2  405m ²  100m ²			
Year Built	-	DOM	14
Sold Date	03-Jun-25	Distance	0.99km
First Listing	Auction		
Last Listing	UNDER CONTRACT		

3 50 BRADSHAW STREET LUTWYCHE QLD 4030

Sold	\$1,370,000
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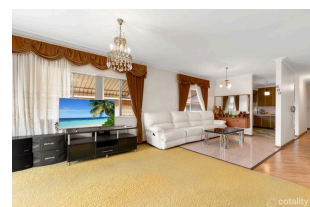


 4	 2	 3	 405m ²	 190m ²
Year Built	1930		DOM	22
Sold Date	12-Feb-25		Distance	1.51km
First Listing	For Sale			
Last Listing	UNDER CONTRACT			

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 Cotality

Summary

54 SOMERSET ROAD KEDRON QLD 4031



Appraisal price range

Notes from your agent

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