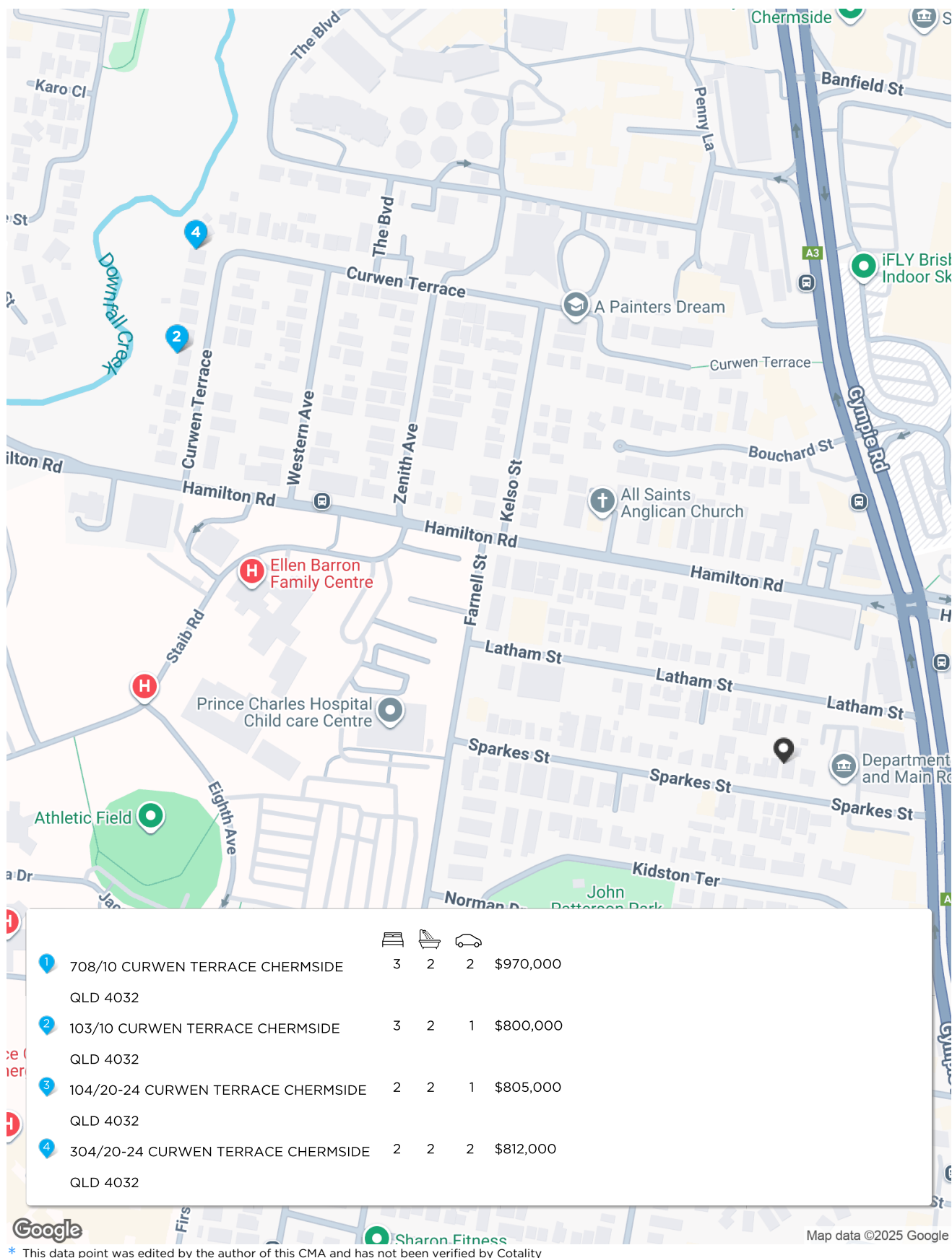


















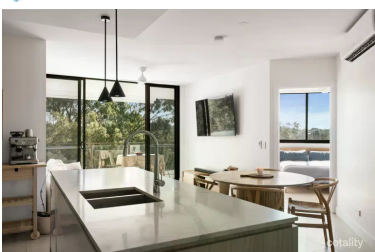







Comparables Map: Sales



Comparable Sales

1	708/10 CURWEN TERRACE CHERMSIDE QLD 4032		 3  2  2  122m ²  155m ²	Sold	\$970,000
	Year Built	2020	DOM	25	
	Sold Date	22-Jul-25	Distance	0.64km	
	First Listing	FOR SALE			
	Last Listing	FOR SALE			
2	103/10 CURWEN TERRACE CHERMSIDE QLD 4032		 3  2  1  114m ²  89m ²	Sold	\$800,000
	Year Built	2020	DOM	-	
	Sold Date	09-Jun-25	Distance	0.64km	
	First Listing	-			
	Last Listing	-			
3	104/20-24 CURWEN TERRACE CHERMSIDE QLD 4032		 2  2  1  129m ²  -	Sold	\$805,000
	Year Built	-	DOM	20	
	Sold Date	16-Mar-25	Distance	0.68km	
	First Listing	Pre-Market Opportunity			
	Last Listing	For Sale			
4	304/20-24 CURWEN TERRACE CHERMSIDE QLD 4032		 2  2  2  117m ²  117m ²	Sold	\$812,000
	Year Built	2022	DOM	37	
	Sold Date	18-Jun-25	Distance	0.68km	
	First Listing	For Sale			
	Last Listing	For Sale			

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

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