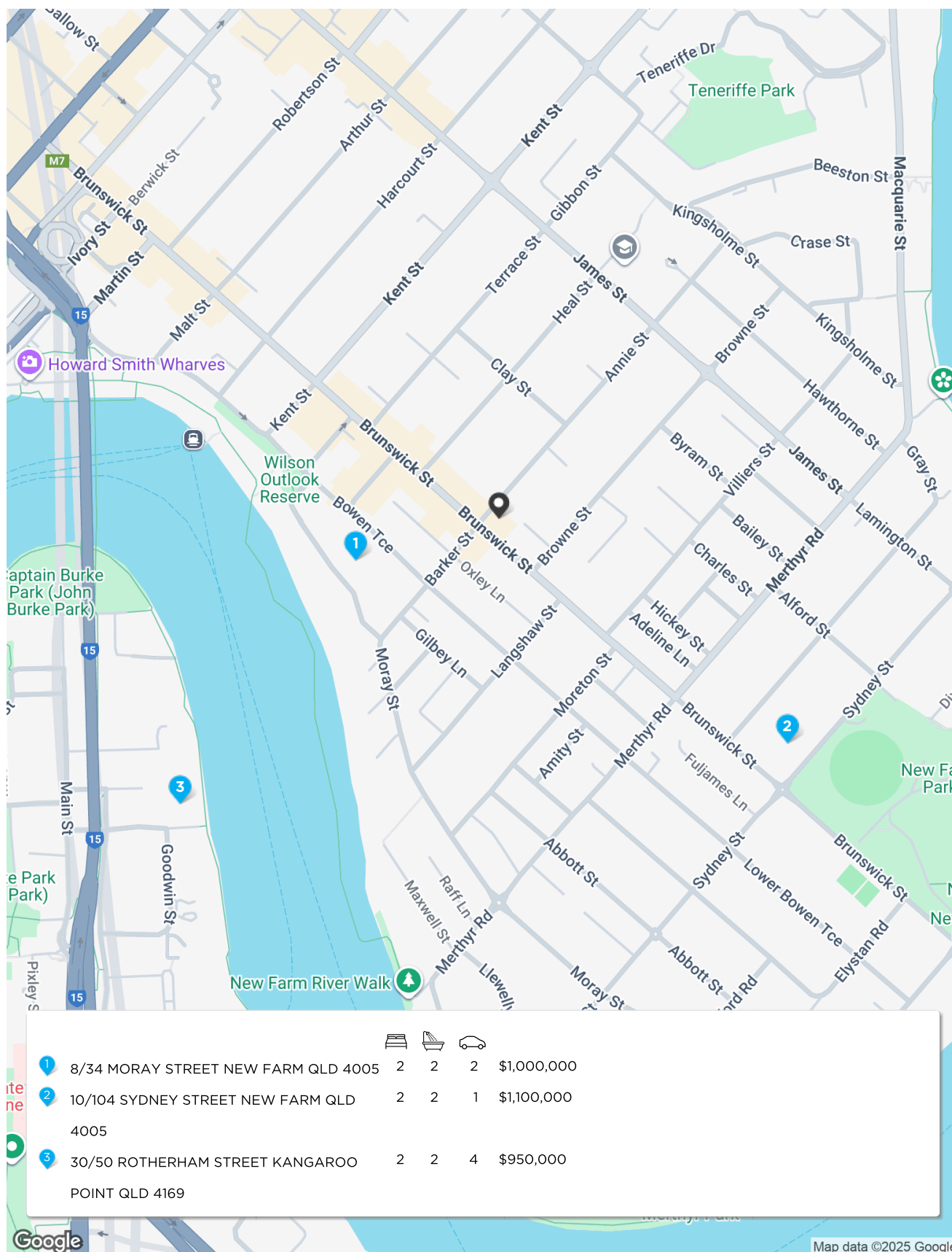




















# Comparables Map: Sales



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

# Comparable Sales

1	8/34 MORAY STREET NEW FARM QLD 4005		 2  2  2  145m <sup>2</sup>  74m <sup>2</sup>	<b>Sold</b>	<b>\$1,000,000</b>
			Year Built 2000	DOM 105	
			Sold Date 18-Mar-25	Distance 0.26km	
			First Listing For Sale		
			Last Listing Under Contract		
2	10/104 SYDNEY STREET NEW FARM QLD 4005		 2  2  1  106m <sup>2</sup>  91m <sup>2</sup>	<b>Sold</b>	<b>\$1,100,000</b>
			Year Built 1990	DOM 12	
			Sold Date 14-Jul-25	Distance 0.64km	
			First Listing Auction		
			Last Listing Auction		
3	30/50 ROTHERHAM STREET KANGAROO POINT QLD 4169		 2  2  4  114m <sup>2</sup>  114m <sup>2</sup>	<b>Sold</b>	<b>\$950,000</b>
			Year Built 1995	DOM 47	
			Sold Date 06-Apr-25	Distance 0.75km	
			First Listing AUCTION		
			Last Listing SOLD BY ETHAN PETRIE		

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

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.