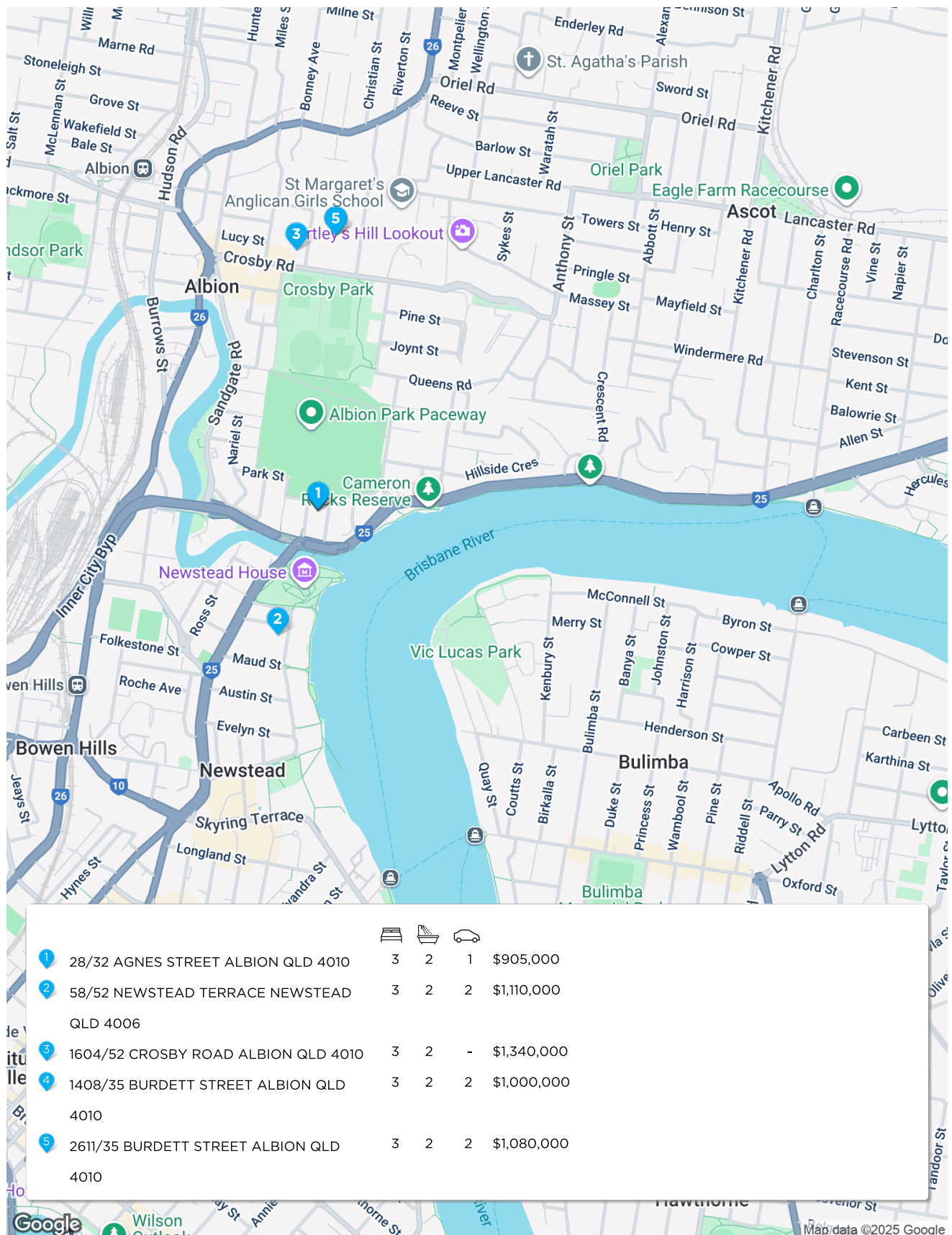


















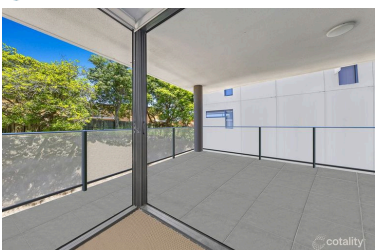







# Comparables Map: Sales



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

# Comparable Sales


1	28/32 AGNES STREET ALBION QLD 4010		 3  2  1  158m <sup>2</sup>	 158m <sup>2</sup>	<b>Sold</b>	<b>\$905,000</b>
			Year Built 2012	DOM 9		
			Sold Date 22-Nov-24	Distance 0km		
			First Listing By Negotiation			
			Last Listing By Negotiation			
	<b>Notes from your agent</b> Sold November last year					
2	58/52 NEWSTEAD TERRACE NEWSTEAD QLD 4006		 3  2  2  135m <sup>2</sup>	 94m <sup>2</sup>	<b>Sold</b>	<b>\$1,110,000</b>
			Year Built 2000	DOM 25		
			Sold Date 15-Sep-24	Distance 0.47km		
			First Listing Auction			
			Last Listing Offers Over \$1,099,000			
3	1604/52 CROSBY ROAD ALBION QLD 4010		 3  2  -  129m <sup>2</sup>	 86m <sup>2</sup>	<b>Sold</b>	<b><sup>RS</sup> \$1,340,000</b>
			Year Built 2016	DOM 55		
			Sold Date 01-Jul-25	Distance 0.92km		
			First Listing For Sale			
			Last Listing For Sale			
4	1408/35 BURDETT STREET ALBION QLD 4010		 3  2  2  130m <sup>2</sup>	 103m <sup>2</sup>	<b>Sold</b>	<b>\$1,000,000</b>
			Year Built 2016	DOM 40		
			Sold Date 07-Mar-25	Distance 0.97km		
			First Listing FOR SALE			
			Last Listing SOLD			

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

# Comparable Sales

<div>5</div> 	2611/35 BURDETT STREET ALBION QLD 4010				Sold	\$1,080,000
	 3	 2	 2	 113m <sup>2</sup>	 87m <sup>2</sup>	
	Year Built		2016		DOM	17
	Sold Date		26-Oct-24		Distance	0.97km
	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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