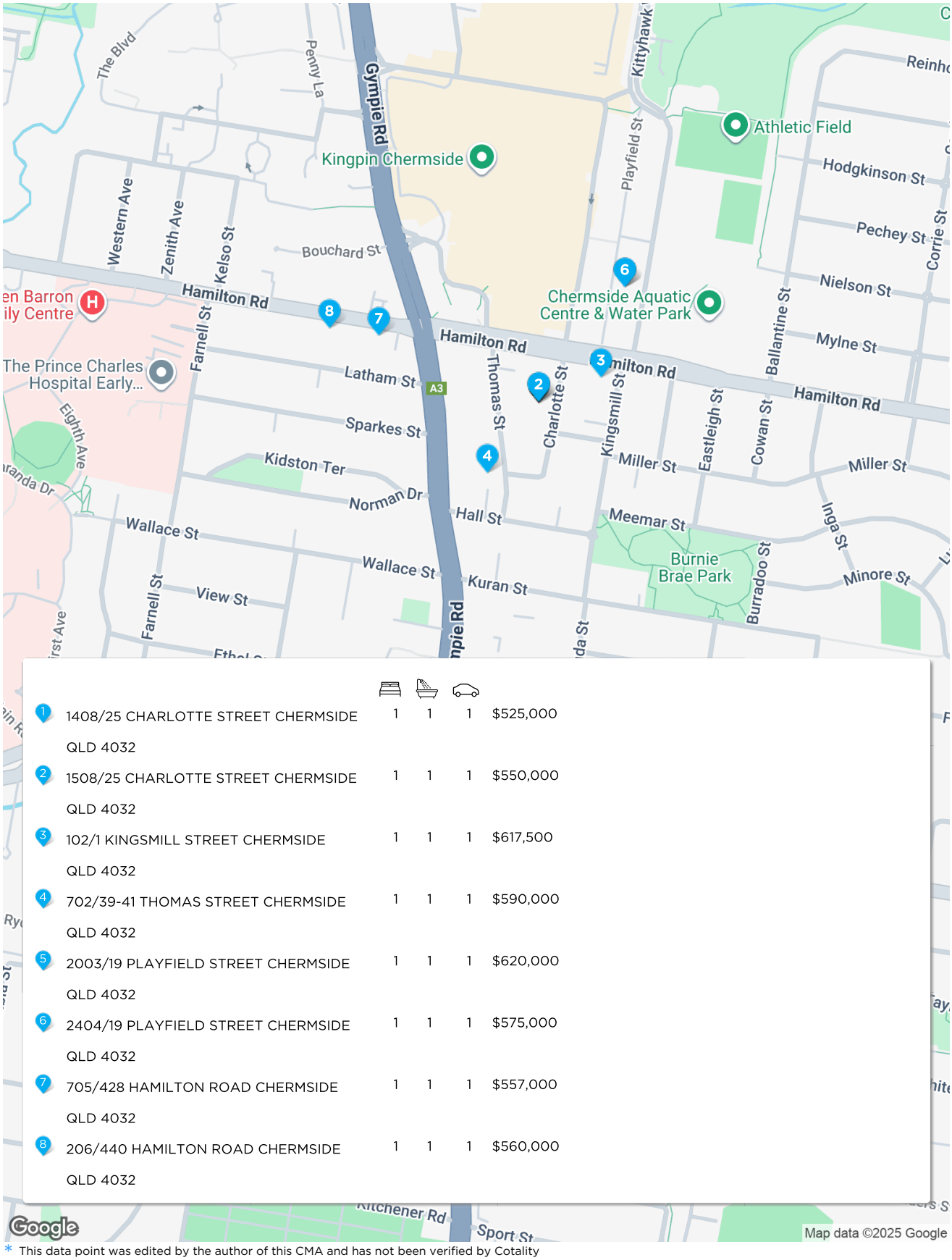
ONE PERCENT PROPERTY

Comparables Map: Sales



1	1408/25 CHARLOTTE STREET CHERMSIDE QLD 4032	1	1	1	$525,000
2	1508/25 CHARLOTTE STREET CHERMSIDE QLD 4032	1	1	1	$550,000
3	102/1 KINGSMILL STREET CHERMSIDE QLD 4032	1	1	1	$617,500
4	702/39-41 THOMAS STREET CHERMSIDE QLD 4032	1	1	1	$590,000
5	2003/19 PLAYFIELD STREET CHERMSIDE QLD 4032	1	1	1	$620,000
6	2404/19 PLAYFIELD STREET CHERMSIDE QLD 4032	1	1	1	$575,000
7	705/428 HAMILTON ROAD CHERMSIDE QLD 4032	1	1	1	$557,000
8	206/440 HAMILTON ROAD CHERMSIDE QLD 4032	1	1	1	$560,000

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

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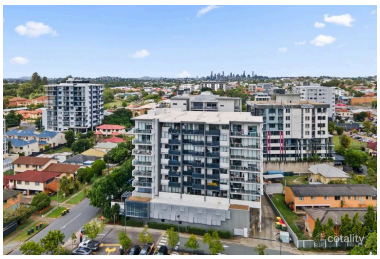
ONE PERCENT PROPERTY

Comparable Sales

1 1408/25 CHARLOTTE STREET CHERMSIDE QLD 4032

Sold $525,000



1 | 1 | 1 | 68m² | 56m²

Year Built	2016	DOM	16
Sold Date	08-Apr-25	Distance	0km
First Listing	For Sale		
Last Listing	For Sale		

2 1508/25 CHARLOTTE STREET CHERMSIDE QLD 4032

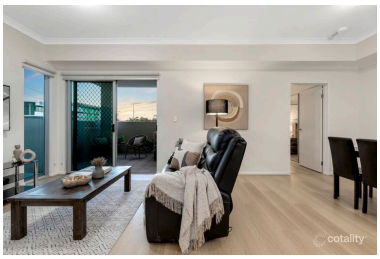
Sold $550,000

1 | 1 | 1 | 68m² | 63m²

Year Built	2014	DOM	-
Sold Date	12-Jun-25	Distance	0km
First Listing	-		
Last Listing	-		

3 102/1 KINGSMILL STREET CHERMSIDE QLD 4032

Sold $617,500



1 | 1 | 1 | 82m² | 71m²

Year Built	2011	DOM	14
Sold Date	13-Apr-25	Distance	0.12km
First Listing	FOR SALE		
Last Listing	$617,500		

4 702/39-41 THOMAS STREET CHERMSIDE QLD 4032

Sold $590,000

1 | 1 | 1 | 78m² | 56m²

Year Built	2017	DOM	4
Sold Date	16-Jun-25	Distance	0.15km
First Listing	For Sale		
Last Listing	Under Contract		

5 2003/19 PLAYFIELD STREET CHERMSIDE QLD 4032

Sold $620,000

1 | 1 | 1 | 84m² | -

Year Built	2015	DOM	13
Sold Date	04-Jun-25	Distance	0.25km
First Listing	For Sale		
Last Listing	$620,000		

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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Comparable Sales

6 2404/19 PLAYFIELD STREET CHERMSIDE QLD 4032

Sold $575,000

1 | 1 | 1 | 74m² | -

Year Built	2015	DOM	51
Sold Date	12-May-25	Distance	0.25km
First Listing	Price Guide $500,000 - $550,000		
Last Listing	$575,000		

7 705/428 HAMILTON ROAD CHERMSIDE QLD 4032

Sold $557,000

1 | 1 | 1 | 67m² | 49m²

Year Built	2012	DOM	12
Sold Date	04-May-25	Distance	0.3km
First Listing	FOR SALE		
Last Listing	FOR SALE		

8 206/440 HAMILTON ROAD CHERMSIDE QLD 4032

Sold $560,000

1 | 1 | 1 | 75m² | 54m²

Year Built	2017	DOM	68
Sold Date	26-Apr-25	Distance	0.39km
First Listing	Offers Over $550,000		
Last Listing	Offers Over $550,000		

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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