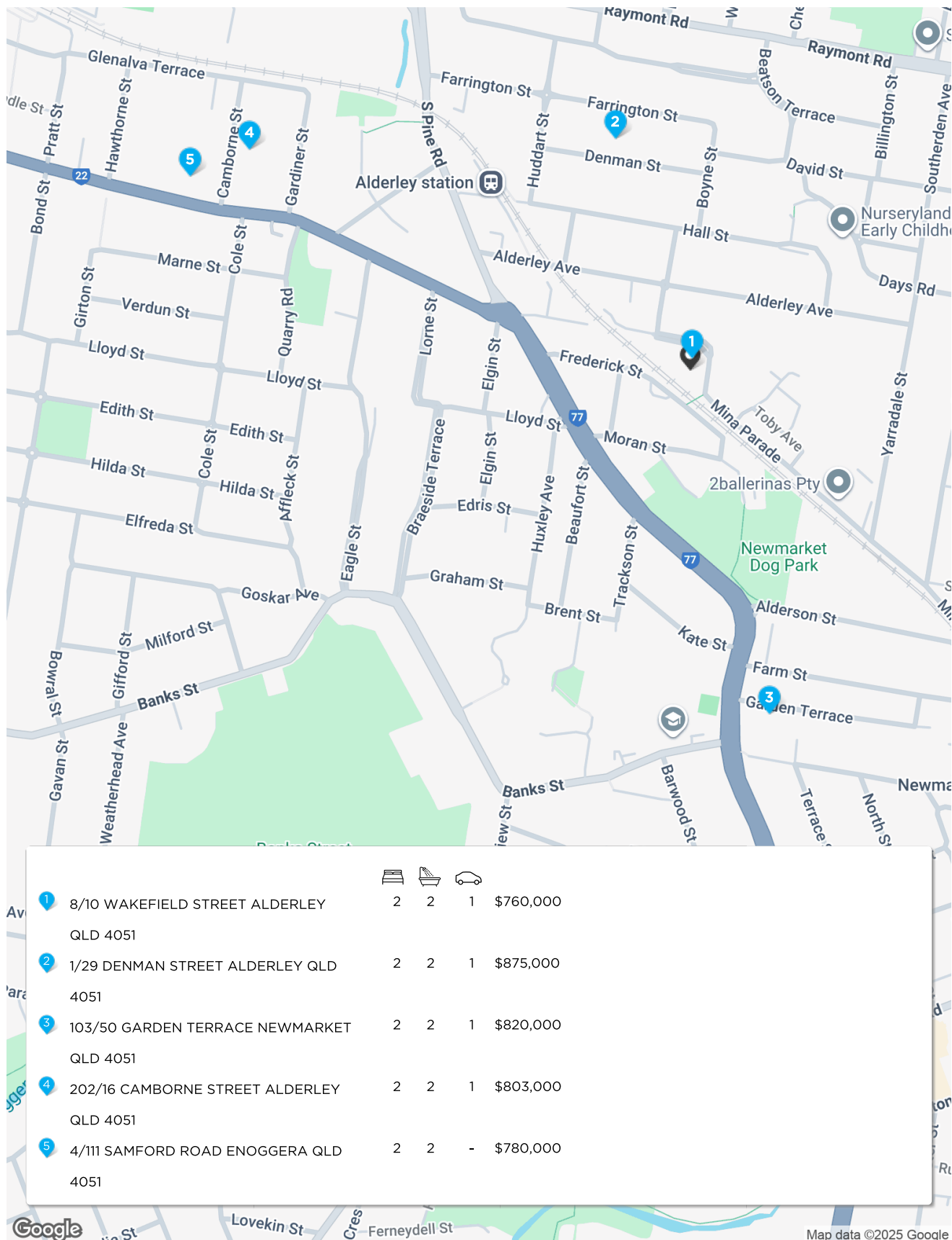
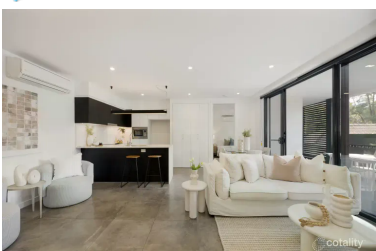


Comparables Map: Sales



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

Comparable Sales

1	8/10 WAKEFIELD STREET ALDERLEY QLD 4051		 2  2  1  103m ²	 82m ²	Sold	\$760,000
			Year Built	2016	DOM	15
			Sold Date	21-May-25	Distance	0.02km
			First Listing	For Sale		
			Last Listing	For Sale		
	Notes Similar unit without the outdoor private courtyard.					
2	1/29 DENMAN STREET ALDERLEY QLD 4051		 2  2  1  116m ²	 82m ²	Sold	^{RS} \$875,000
			Year Built	1996	DOM	8
			Sold Date	15-Sep-25	Distance	0.42km
			First Listing	Just Listed!		
			Last Listing	-		
3	103/50 GARDEN TERRACE NEWMARKET QLD 4051		 2  2  1  99m ²	 -	Sold	\$820,000
			Year Built	-	DOM	-
			Sold Date	15-Jul-25	Distance	0.62km
			First Listing	-		
			Last Listing	-		
4	202/16 CAMBORNE STREET ALDERLEY QLD 4051		 2  2  1  95m ²	 76m ²	Sold	^{RS} \$803,000
			Year Built	2015	DOM	10
			Sold Date	22-Aug-25	Distance	0.87km
			First Listing	For Sale		
			Last Listing	Best offers by 5:30pm 19th August		

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

5 	4/111 SAMFORD ROAD ENOGGERA QLD 4051		Sold		RS	\$780,000
	2	2	-	129m ²	100m ²	
	Year Built	2006	DOM	26		
	Sold Date	09-Sep-25	Distance	0.94km		
	First Listing	Coming Soon				
	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

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