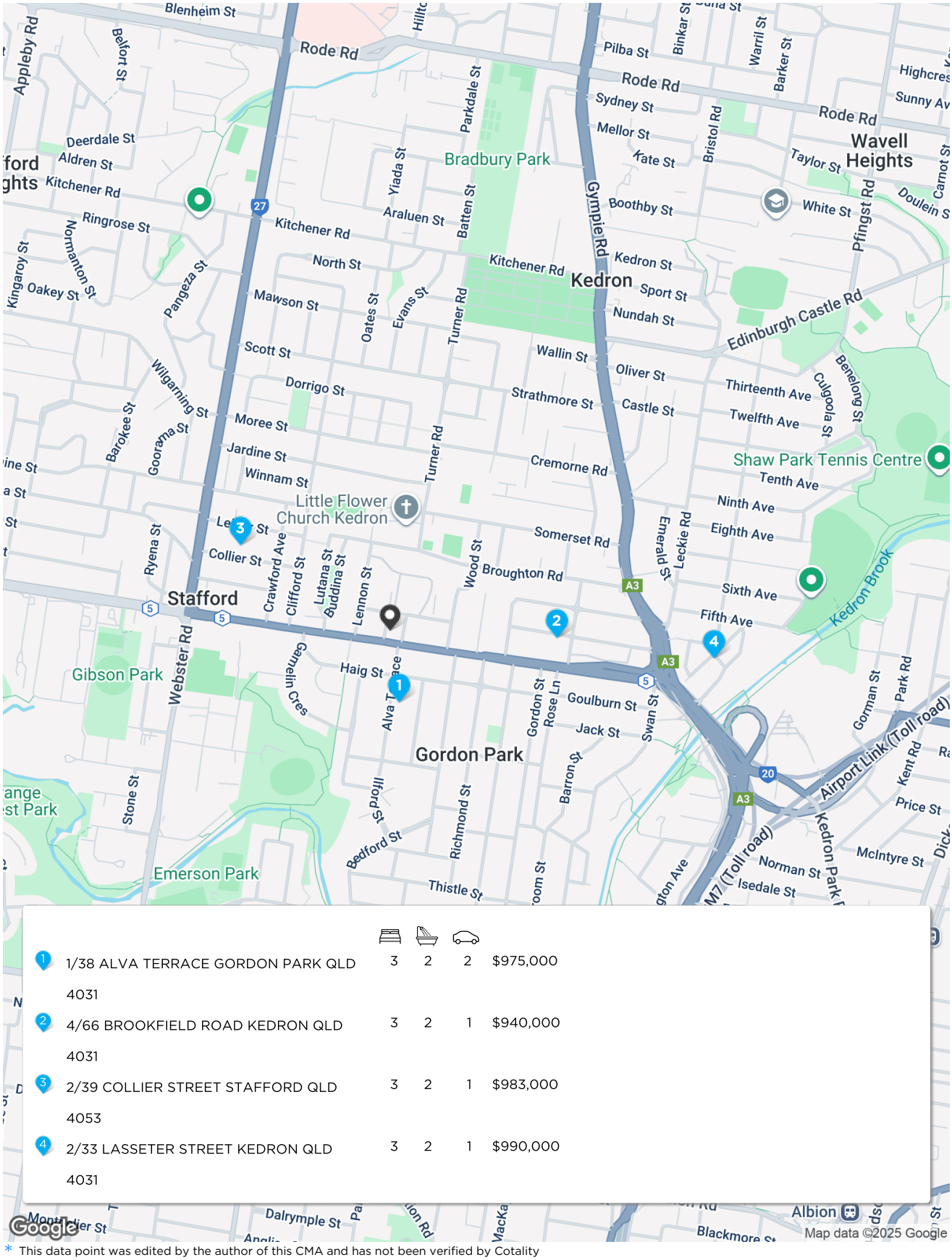
Comparables Map: Sales



1 1/38 ALVA TERRACE GORDON PARK QLD 4031	3	2	2	$975,000
2 4/66 BROOKFIELD ROAD KEDRON QLD 4031	3	2	1	$940,000
3 2/39 COLLIER STREET STAFFORD QLD 4053	3	2	1	$983,000
4 2/33 LASSETER STREET KEDRON QLD 4031	3	2	1	$990,000

* 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 1/38 ALVA TERRACE GORDON PARK QLD 4031

Sold $975,000

3 2 2 206m² 102m²

Year Built	2003	DOM	23
Sold Date	29-May-25	Distance	0.26km
First Listing	AUCTION - In Room		
Last Listing	AUCTION - In Room		

2 4/66 BROOKFIELD ROAD KEDRON QLD 4031

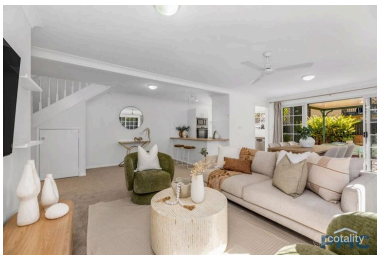
Sold $940,000

3 2 1 126m² 115m²

Year Built	2007	DOM	5
Sold Date	29-Apr-25	Distance	0.58km
First Listing	Contact agent		
Last Listing	Contact agent		

3 2/39 COLLIER STREET STAFFORD QLD 4053

Sold RS **$983,000**

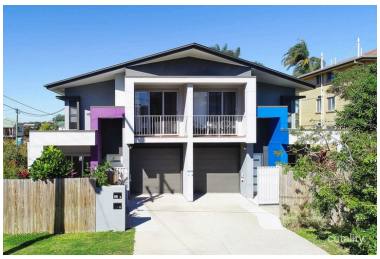


3 2 1 214m² 112m²

Year Built	1995	DOM	26
Sold Date	08-Sep-25	Distance	0.6km
First Listing	OFFERS		
Last Listing	OFFERS		

4 2/33 LASSETER STREET KEDRON QLD 4031

Sold $990,000



3 2 1 138m² -

Year Built	-	DOM	1
Sold Date	04-May-25	Distance	1.14km
First Listing	-		
Last Listing	660000		

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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