

# Comparative Market Analysis



## 20 HARWARD STREET THE GAP QLD 4061

Prepared on 29th September 2025

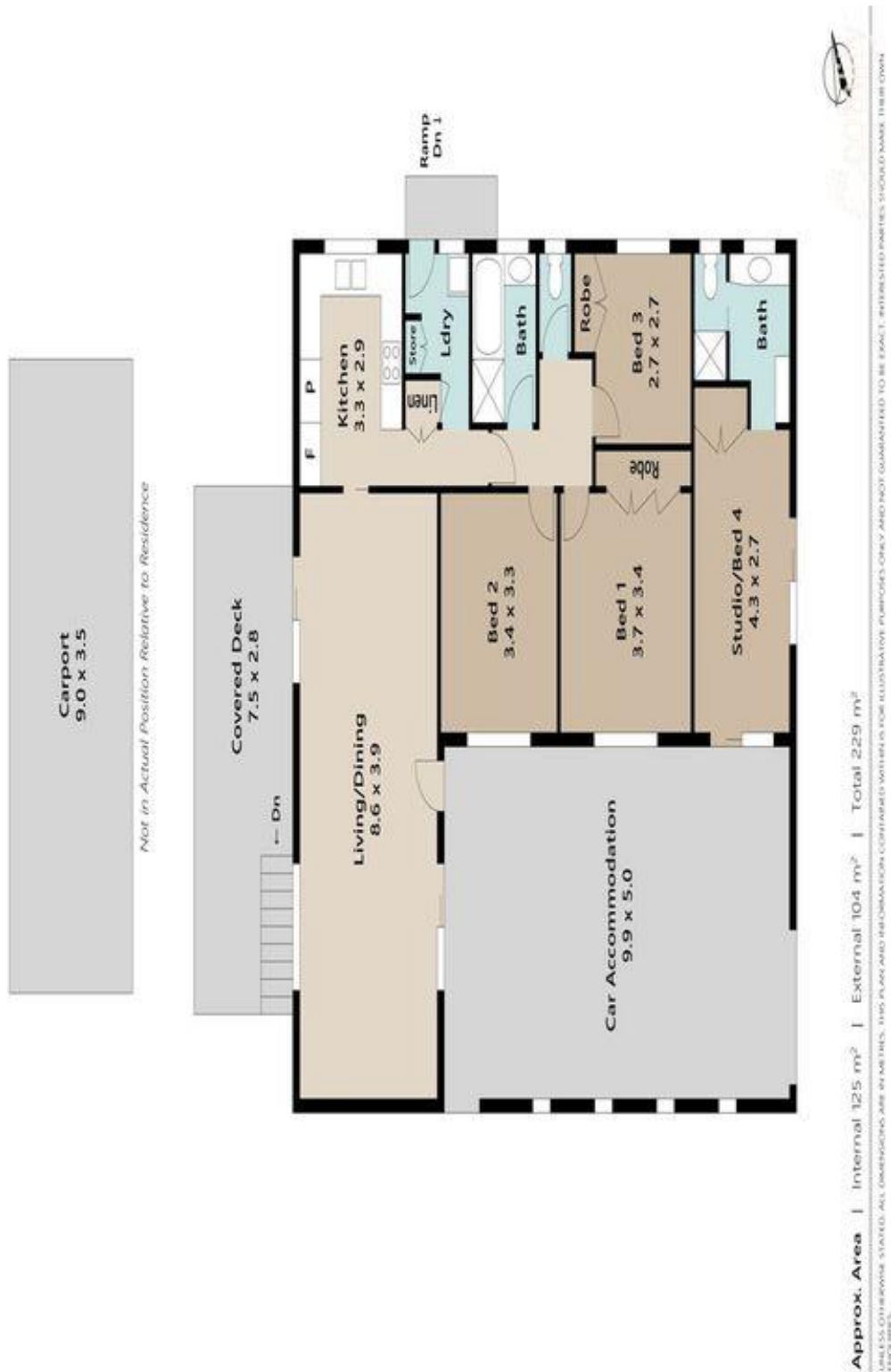
**Parth Virmani**  
**ONE PERCENT PROPERTY**

shop 7/359 Gympie Road  
Kedron QLD 4031

m: 31740000

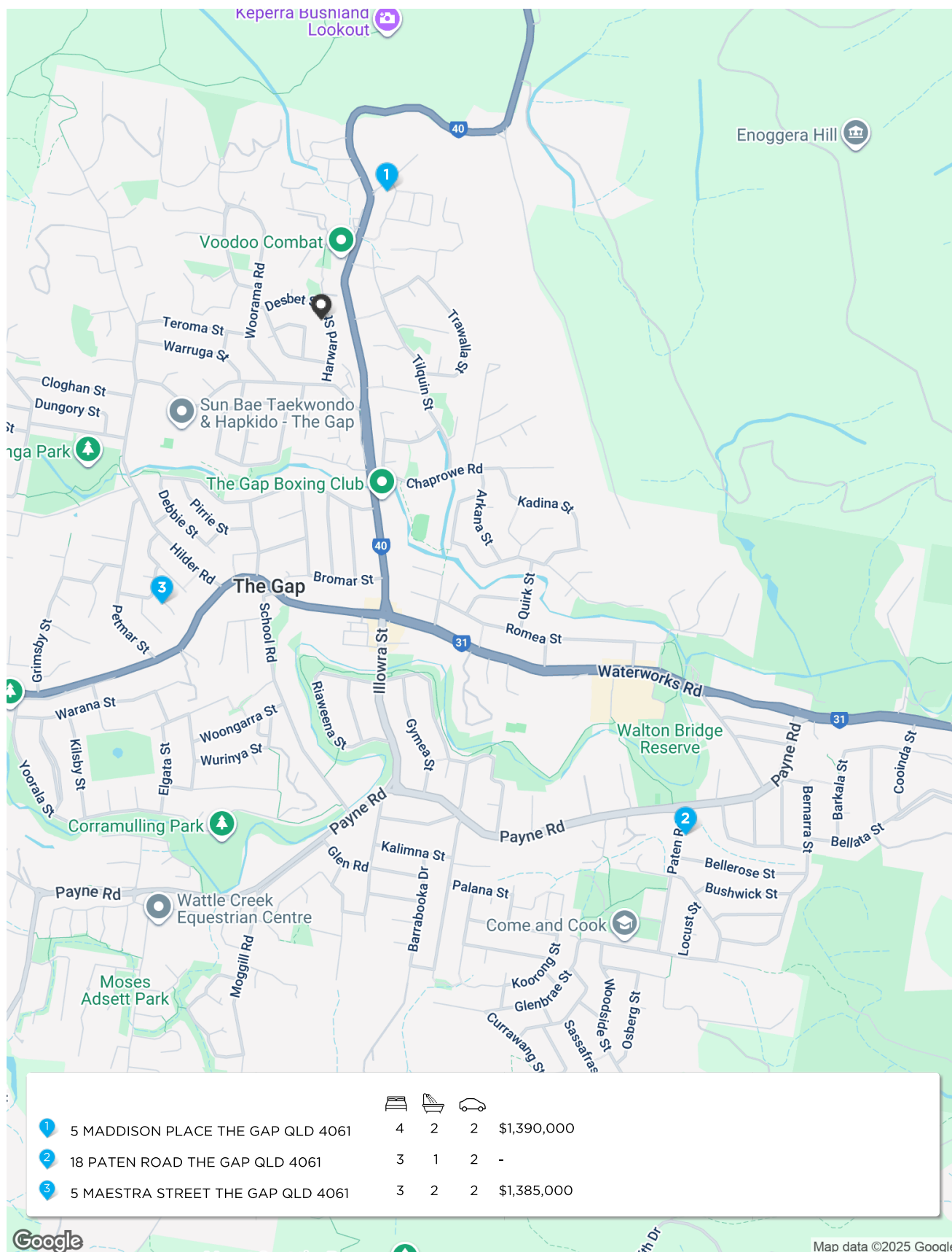
[parth@onepercentproperty.com.au](mailto:parth@onepercentproperty.com.au)

# Floor Plan





# Comparables Map: Sales








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

## Comparable Sales

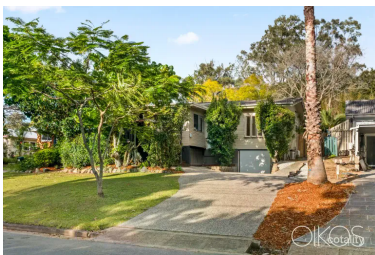
1 5 MADDISON PLACE THE GAP QLD 4061








 4  2  2  605m <sup>2</sup>  168m <sup>2</sup>			
Year Built	2007	DOM	69
Sold Date	30-Jun-25	Distance	0.5km
First Listing	For Sale		
Last Listing	For Sale		

Sold	\$1,390,000
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2 18 PATEN ROAD THE GAP QLD 4061








 3  1  2  607m <sup>2</sup>  120m <sup>2</sup>			
Year Built	1950	DOM	36
Sold Date	18-Sep-25	Distance	2.2km
First Listing	FOR SALE		
Last Listing	-		

Sold	RS	UN
	-	

3 5 MAESTRA STREET THE GAP QLD 4061



 3	 2	 2	 601m <sup>2</sup>	 134m <sup>2</sup>
Year Built	-		DOM	15
Sold Date	17-Sep-25		Distance	1.14km
First Listing	-*			
Last Listing	-*			

Sold	RS \$1,385,000
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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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