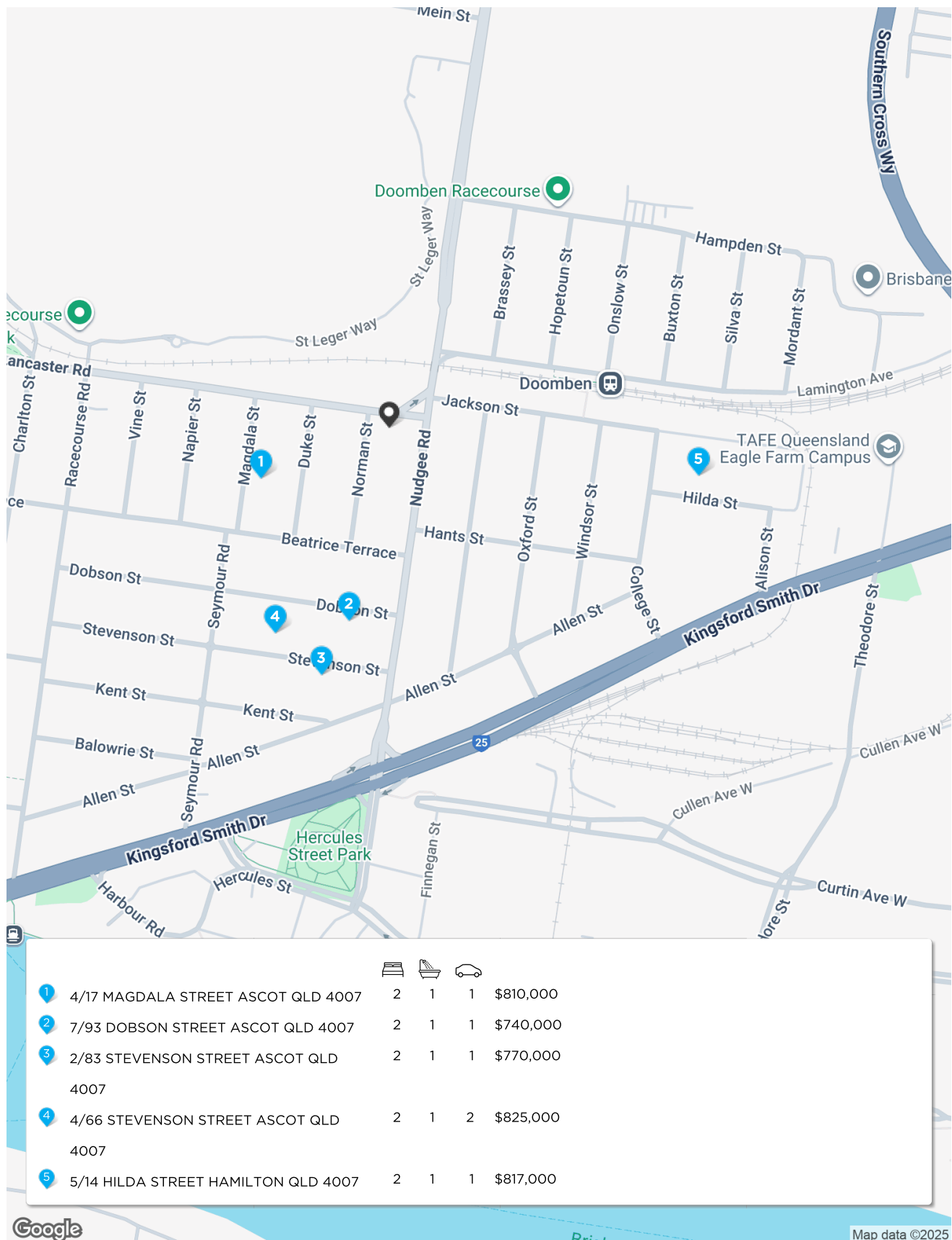


Comparables Map: Sales



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

Comparable Sales

1	4/17 MAGDALA STREET ASCOT QLD 4007		 2  1  1  113m ²	 71m ²	Sold	RS \$810,000
			Year Built 1980	DOM 7		
			Sold Date 30-Sep-25	Distance 0.24km		
			First Listing Undisclosed			
			Last Listing Undisclosed			
2	7/93 DOBSON STREET ASCOT QLD 4007		 2  1  1  108m ²	 75m ²	Sold	\$740,000
			Year Built 1986	DOM -		
			Sold Date 27-Aug-25	Distance 0.35km		
			First Listing \$429,000			
			Last Listing Under Contract			
3	2/83 STEVENSON STREET ASCOT QLD 4007		 2  1  1  119m ²	 119m ²	Sold	RS \$770,000
			Year Built 1982	DOM 25		
			Sold Date 09-Oct-25	Distance 0.45km		
			First Listing Auction			
			Last Listing Auction			
4	4/66 STEVENSON STREET ASCOT QLD 4007		 2  1  2  182m ²	 124m ²	Sold	\$825,000
			Year Built 1984	DOM 1		
			Sold Date 24-Jun-25	Distance 0.42km		
			First Listing 365000			
			Last Listing 365000			
5	5/14 HILDA STREET HAMILTON QLD 4007		 2  1  1  105m ²	 76m ²	Sold	RS \$817,000
			Year Built 1994	DOM 16		
			Sold Date 29-Oct-25	Distance 0.55km		
			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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