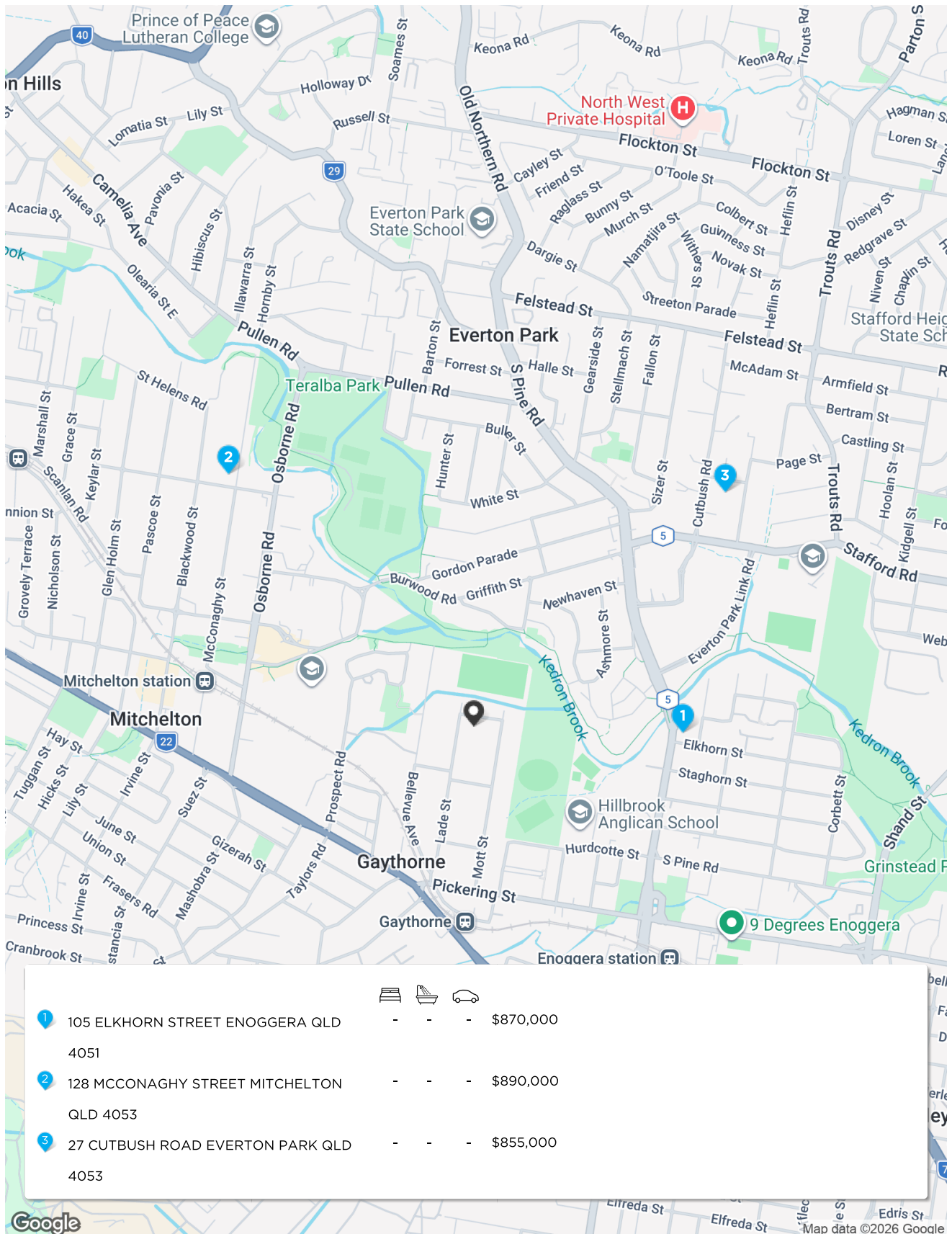


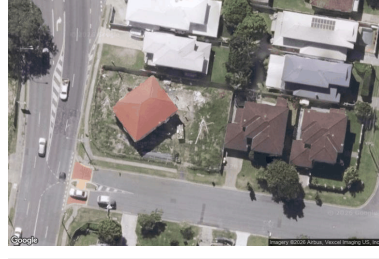
















There are no comparable land sales in the last 12 months.
 Attached sales in 2024-2025 are comparable taking into account market increases of 10-15% since then

Comparables Map: Sales



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

Comparable Sales

| | | |
|---|---|------------------------------|
| 1 | 105 ELKHORN STREET ENOGGERA QLD 4051 | Sold \$870,000 |
|  | <p>  -  -  -  413m²  - Year Built - DOM - Sold Date 09-Apr-25 Distance 0.74km First Listing - Last Listing - </p> | |
| 2 | 128 MCCONAGHY STREET MITCHELTON QLD 4053 | Sold \$890,000 |
|  | <p>  -  -  -  570m²  - Year Built - DOM - Sold Date 17-Sep-24 Distance 1.24km First Listing - Last Listing - </p> | |
| 3 | 27 CUTBUSH ROAD EVERTON PARK QLD 4053 | Sold \$855,000 |
|  | <p>  -  -  -  600m²  - Year Built - DOM - Sold Date 30-Oct-24 Distance 1.21km First Listing - Last Listing - </p> | |

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