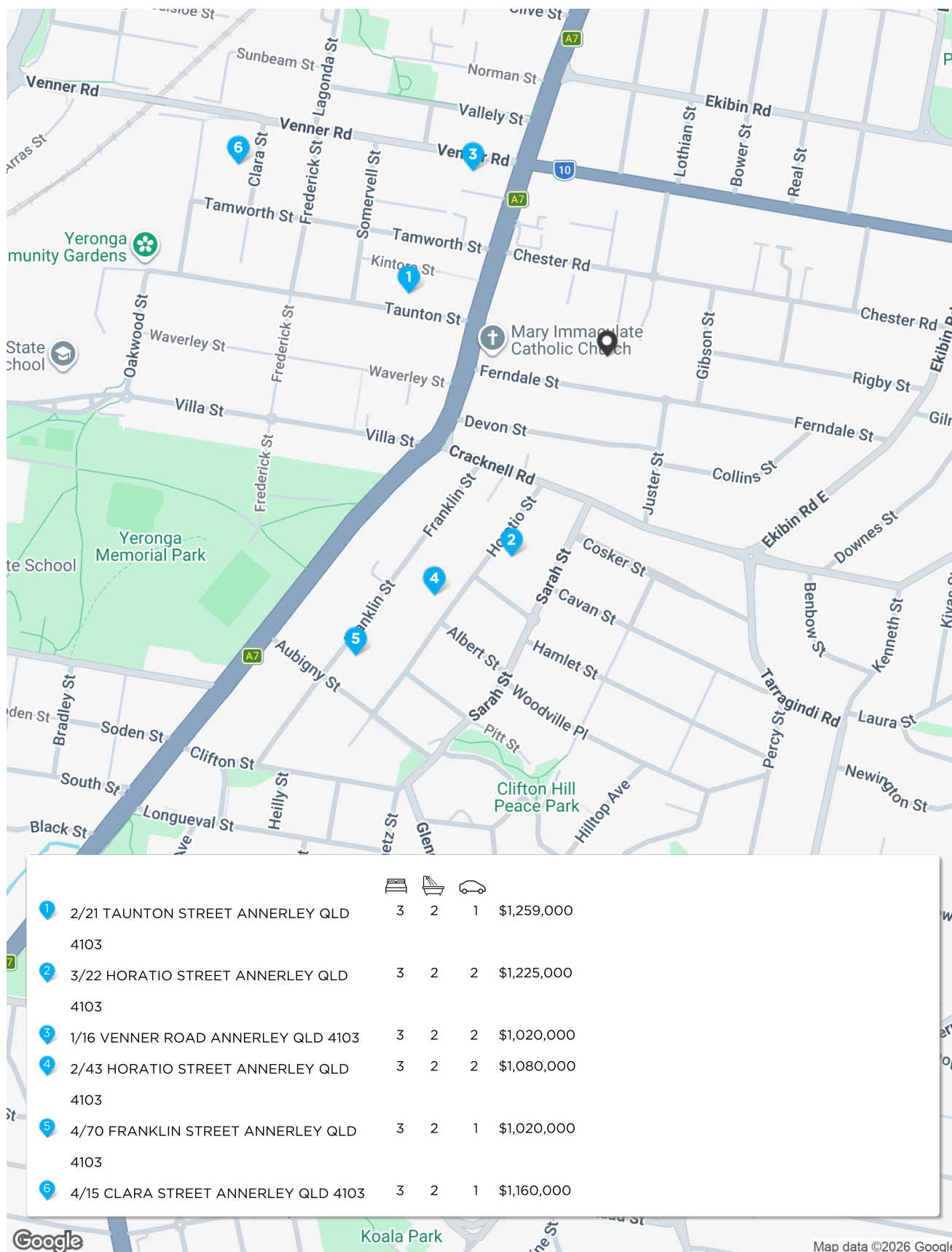







# Comparables Map: Sales



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

# Comparable Sales

1	2/21 TAUNTON STREET ANNERLEY QLD 4103		<div> <div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>165m<sup>2</sup></div> <div>126m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>1994</div> <div>DOM</div> <div>24</div> </div> <div> <div>Sold Date</div> <div>07-Nov-25</div> <div>Distance</div> <div>0.36km</div> </div> <div> <div>First Listing</div> <div>INVITING OFFERS</div> </div> <div> <div>Last Listing</div> <div>INVITING OFFERS</div> </div>	Sold	\$1,259,000
2	3/22 HORATIO STREET ANNERLEY QLD 4103		<div> <div>3</div> <div>2</div> <div>2</div> </div> <div> <div>176m<sup>2</sup></div> <div>110m<sup>2</sup></div> </div> <div> <div>Year Built</div> <div>2017</div> <div>DOM</div> <div>37</div> </div> <div> <div>Sold Date</div> <div>09-Oct-25</div> <div>Distance</div> <div>0.39km</div> </div> <div> <div>First Listing</div> <div>Offers Invited</div> </div> <div> <div>Last Listing</div> <div>Offers Invited</div> </div>	Sold	\$1,225,000
3	1/16 VENNER ROAD ANNERLEY QLD 4103		<div> <div>3</div> <div>2</div> <div>2</div> </div> <div> <div>179m<sup>2</sup></div> <div>3m<sup>2</sup></div> </div> <div> <div>Year Built</div> <div>2000</div> <div>DOM</div> <div>9</div> </div> <div> <div>Sold Date</div> <div>21-Oct-25</div> <div>Distance</div> <div>0.4km</div> </div> <div> <div>First Listing</div> <div>For Sale</div> </div> <div> <div>Last Listing</div> <div>For Sale</div> </div>	Sold	\$1,020,000
4	2/43 HORATIO STREET ANNERLEY QLD 4103		<div> <div>3</div> <div>2</div> <div>2</div> </div> <div> <div>174m<sup>2</sup></div> <div>111m<sup>2</sup></div> </div> <div> <div>Year Built</div> <div>2017</div> <div>DOM</div> <div>33</div> </div> <div> <div>Sold Date</div> <div>10-Nov-25</div> <div>Distance</div> <div>0.51km</div> </div> <div> <div>First Listing</div> <div>For Sale</div> </div> <div> <div>Last Listing</div> <div>For Sale</div> </div>	Sold	<sup>RS</sup> \$1,080,000
5	4/70 FRANKLIN STREET ANNERLEY QLD 4103		<div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>107m<sup>2</sup></div> <div>87m<sup>2</sup></div> </div> <div> <div>Year Built</div> <div>1995</div> <div>DOM</div> <div>36</div> </div> <div> <div>Sold Date</div> <div>08-Dec-25</div> <div>Distance</div> <div>0.68km</div> </div> <div> <div>First Listing</div> <div>High \$900,000's</div> </div> <div> <div>Last Listing</div> <div>Under Offer</div> </div>	Sold	<sup>RS</sup> \$1,020,000

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



4/15 CLARA STREET ANNERLEY QLD 4103



3 2 1 136m<sup>2</sup>

Year Built 1980

Sold Date 16-Dec-25

First Listing INVITING OFFERS

Last Listing INVITING OFFERS

100m<sup>2</sup>

DOM 14

Distance 0.72km

Sold

RS

\$1,160,000

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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