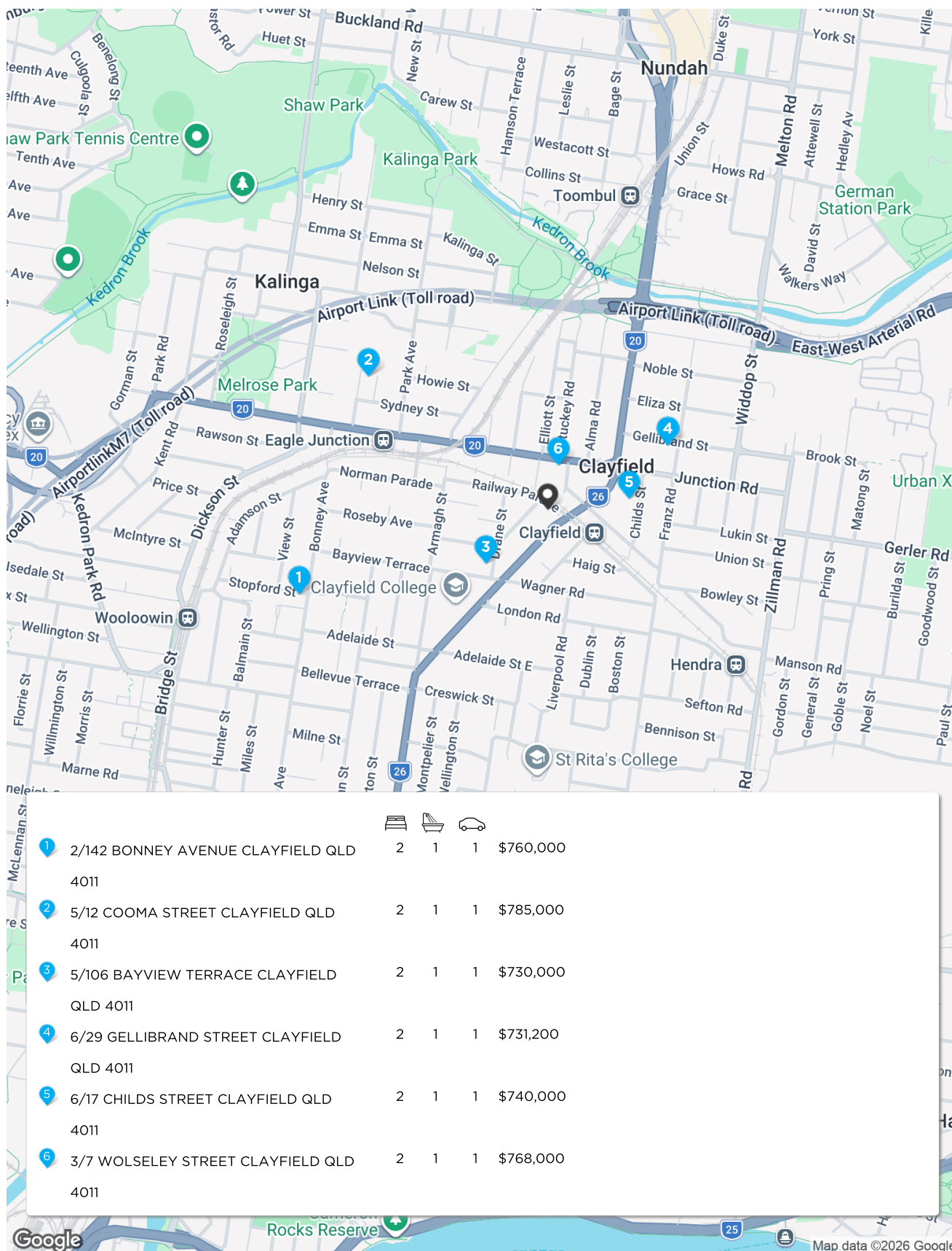




# Comparables Map: Sales

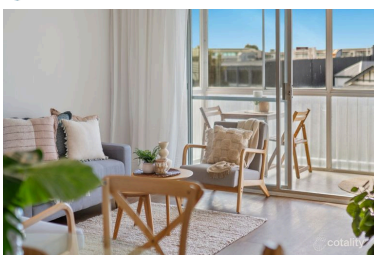



\* This data point was edited by the author of this CMA and has not been verified by Cotality


# Comparable Sales

1	2/142 BONNEY AVENUE CLAYFIELD QLD 4011		<div><div><div>2</div><div>1</div><div>1</div><div>1</div></div><div>109m<sup>2</sup></div></div> <div><div>109m<sup>2</sup></div></div>	Sold	\$760,000
			<div>Year Built1974DOM21</div> <div>Sold Date22-Jul-25Distance0.92km</div> <div>First ListingFor Sale</div> <div>Last ListingFor Sale</div>		

2	5/12 COOMA STREET CLAYFIELD QLD 4011		<div><div><div>2</div><div>1</div><div>1</div><div>1</div></div><div>95m<sup>2</sup></div></div> <div><div>74m<sup>2</sup></div></div>	SoldRS\$785,000	
			<div>Year Built1968DOM19</div> <div>Sold Date29-Nov-25Distance0.77km</div> <div>First ListingFor Sale</div> <div>Last ListingFor Sale</div>		

3	5/106 BAYVIEW TERRACE CLAYFIELD QLD 4011		<div><div><div>2</div><div>1</div><div>1</div><div>1</div></div><div>113m<sup>2</sup></div></div> <div><div>113m<sup>2</sup></div></div>	Sold	\$730,000
			<div>Year Built1971DOM25</div> <div>Sold Date09-Aug-25Distance0.29km</div> <div>First ListingNEW TO MARKET</div> <div>Last ListingOffers over \$739,000</div>		

4	6/29 GELLIBRAND STREET CLAYFIELD QLD 4011		<div><div><div>2</div><div>1</div><div>1</div><div>1</div></div><div>118m<sup>2</sup></div></div> <div><div>118m<sup>2</sup></div></div>	Sold	\$731,200
			<div>Year Built1974DOM7</div> <div>Sold Date14-Oct-25Distance0.47km</div> <div>First ListingJust Listed</div> <div>Last ListingFor Sale</div>		

5	6/17 CHILDS STREET CLAYFIELD QLD 4011		<div><div><div>2</div><div>1</div><div>1</div><div>1</div></div><div>112m<sup>2</sup></div></div> <div><div>112m<sup>2</sup></div></div>	Sold	\$740,000
			<div>Year Built1980DOM20</div> <div>Sold Date01-Oct-25Distance0.29km</div> <div>First ListingFor Sale</div> <div>Last ListingUnder Offer</div>		

74m<sup>2</sup>

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



3/7 WOLSELEY STREET CLAYFIELD QLD 4011



2 1 1 115m<sup>2</sup>

Year Built 1971

Sold Date 08-Nov-25

First Listing \$740K plus buyers

Last Listing Under Contract

92m<sup>2</sup>

DOM 41

Distance 0.15km

**Sold**

**\$768,000**

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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