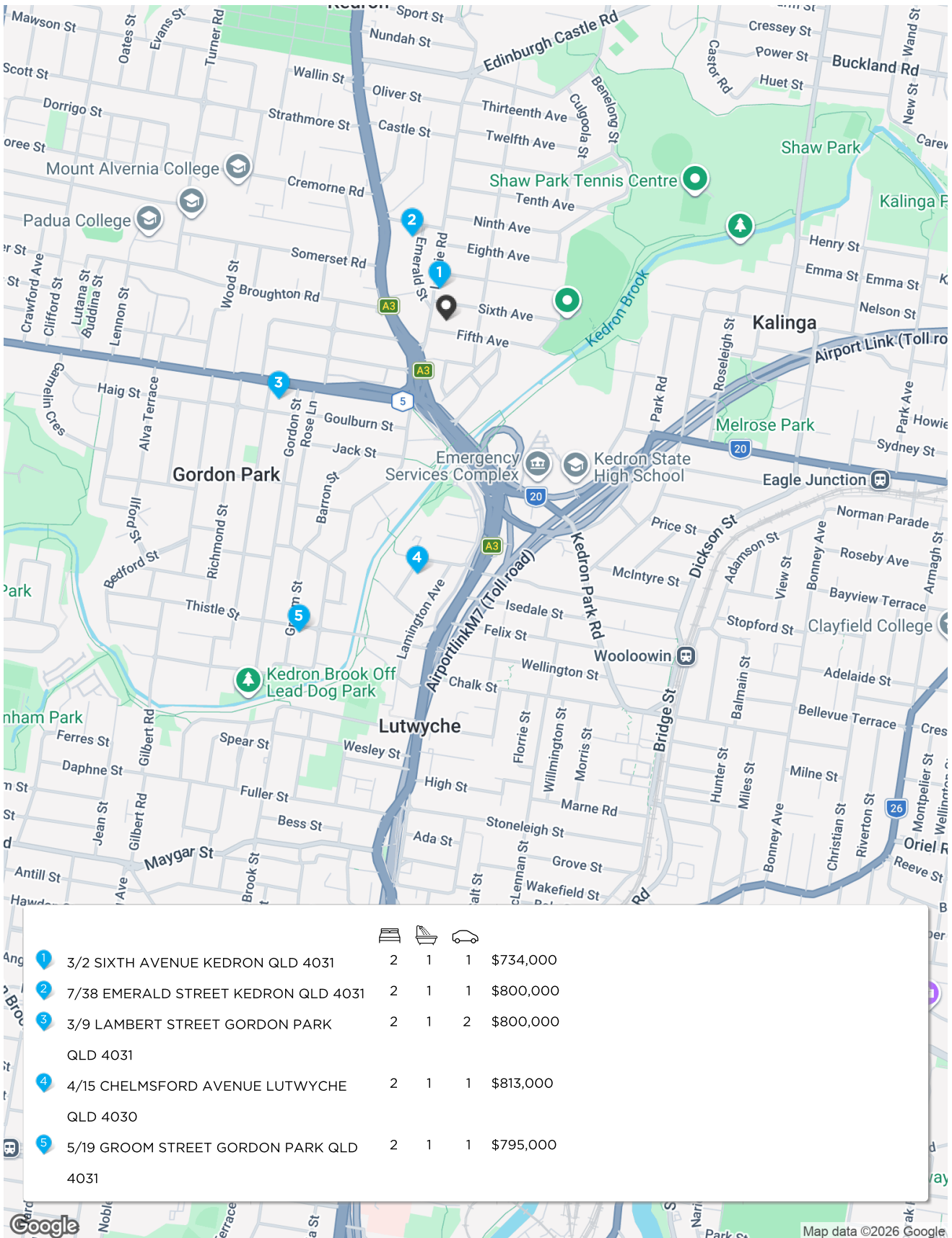












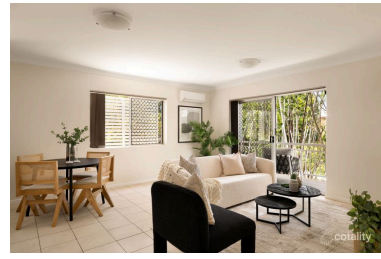



















# Comparables Map: Sales



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

# Comparable Sales

1	3/2 SIXTH AVENUE KEDRON QLD 4031	<b>Sold</b> <b>\$734,000</b>
	<p>  2  1  1  113m<sup>2</sup>  113m<sup>2</sup>            Year Built 1992 DOM 13            Sold Date 01-Dec-25 Distance 0.11km            First Listing Pre-Market Opportunity            Last Listing Pre-Market Opportunity         </p>	
2	7/38 EMERALD STREET KEDRON QLD 4031	<b>Sold</b> <sup>RS</sup> <b>\$800,000</b>
	<p>  2  1  1  134m<sup>2</sup>  86m<sup>2</sup>            Year Built 1976 DOM 11            Sold Date 02-Apr-26 Distance 0.31km            First Listing For Sale            Last Listing For Sale         </p>	
3	3/9 LAMBERT STREET GORDON PARK QLD 4031	<b>Sold</b> <b>\$800,000</b>
	<p>  2  1  2  108m<sup>2</sup>  70m<sup>2</sup>            Year Built 1980 DOM 6            Sold Date 07-Nov-25 Distance 0.65km            First Listing For Sale            Last Listing Under Contract         </p>	
4	4/15 CHELMSFORD AVENUE LUTWYCHE QLD 4030	<b>Sold</b> <b>\$813,000</b>
	<p>  2  1  1  118m<sup>2</sup>  68m<sup>2</sup>            Year Built 1990 DOM 22            Sold Date 17-Feb-26 Distance 0.9km            First Listing For Sale            Last Listing Under Contract         </p>	
5	5/19 GROOM STREET GORDON PARK QLD 4031	<b>Sold</b> <b>\$795,000</b>
	<p>  2  1  1  122m<sup>2</sup>  83m<sup>2</sup>            Year Built 1975 DOM 12            Sold Date 30-Jan-26 Distance 1.22km            First Listing FOR SALE            Last Listing SOLD         </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

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