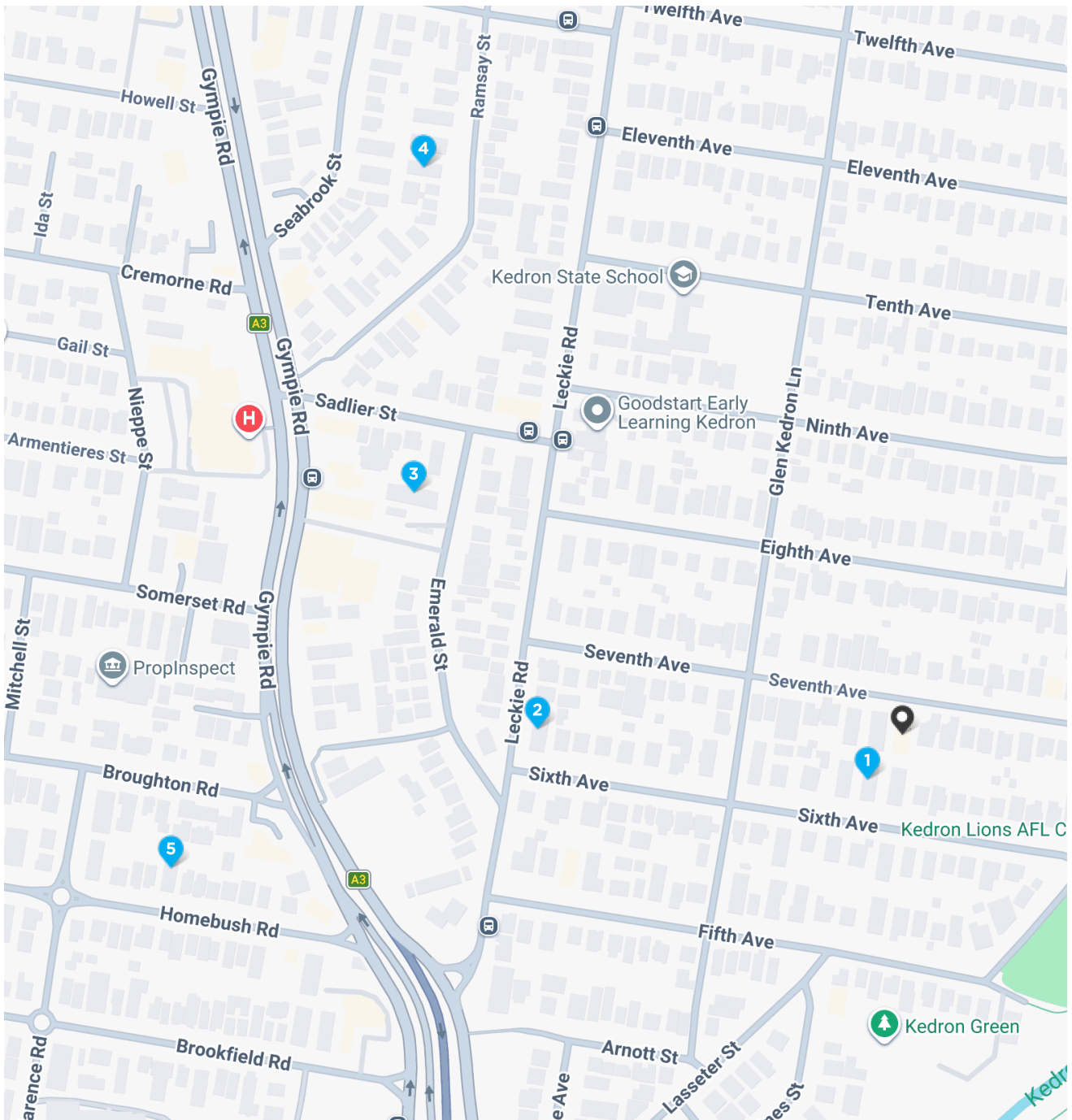





Comparables Map: Sales




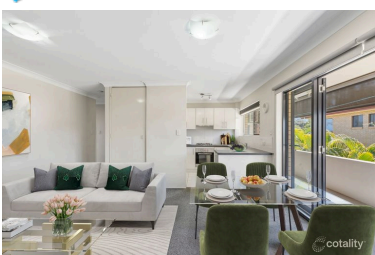
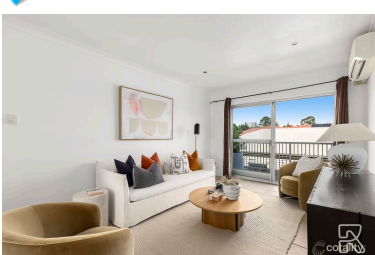


					
1	2/54 SIXTH AVENUE KEDRON QLD 4031	2	1	1	\$850,000
2	3/2 SIXTH AVENUE KEDRON QLD 4031	2	1	1	\$734,000
3	7/38 EMERALD STREET KEDRON QLD 4031	2	1	1	\$800,000
4	5/34 RAMSAY STREET KEDRON QLD 4031	2	1	1	\$816,100
5	4/29 HOMEBUSH ROAD KEDRON QLD 4031	2	1	1	\$740,000

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

Comparable Sales

1	2/54 SIXTH AVENUE KEDRON QLD 4031	Sold ^{RS} \$850,000
	2 1 1 1 110m ² 110m ² Year Built 1976 DOM 7 Sold Date 17-Mar-26 Distance 0.05km First Listing For Sale Last Listing Under Contract	
2	3/2 SIXTH AVENUE KEDRON QLD 4031	Sold ^{RS} \$734,000
	2 1 1 1 113m ² 113m ² Year Built 1992 DOM 13 Sold Date 01-Dec-25 Distance 0.28km First Listing Pre-Market Opportunity Last Listing Pre-Market Opportunity	
3	7/38 EMERALD STREET KEDRON QLD 4031	Sold ^{RS} \$800,000
	2 1 1 1 134m ² 86m ² Year Built 1976 DOM 11 Sold Date 02-Apr-26 Distance 0.42km First Listing For Sale Last Listing For Sale	
4	5/34 RAMSAY STREET KEDRON QLD 4031	Sold ^{RS} \$816,100
	2 1 1 1 128m ² 128m ² Year Built 1975 DOM 16 Sold Date 01-Apr-26 Distance 0.58km First Listing For Sale Last Listing For Sale	
5	4/29 HOMEBUSH ROAD KEDRON QLD 4031	Sold ^{RS} \$740,000
	2 1 1 1 111m ² 68m ² Year Built 1977 DOM 19 Sold Date 16-Dec-25 Distance 0.58km First Listing Auction Last Listing Auction	

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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