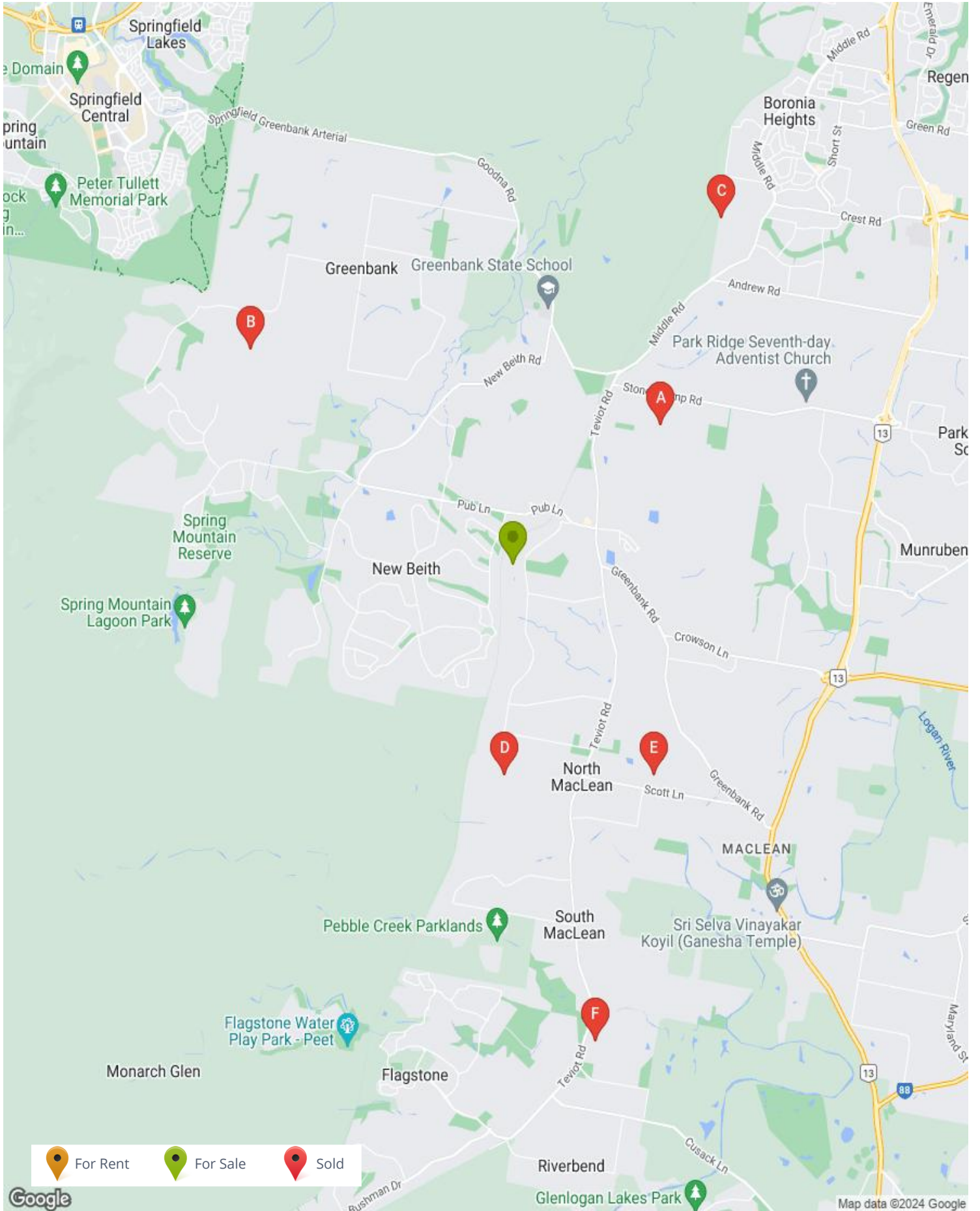


# Comparable Properties Map



## Nearby Comparable Sold Properties

There are 6 sold properties selected within the radius of 10000.0m from the focus property. The lowest sale price is \$1,315,000 and the highest sale price is \$1,525,000 with a median sale price of \$1,472,500. Days listed ranges from 22 to 344 days with the average currently at 91 days for these selected properties.

### 40-46 CAMPBELL RD, GREENBANK, QLD 4124

UBD Ref: Brisbane - 279 B4  
Distance from Property: 3km  5  2  10





Property Type: House  
Area: 2.02 ha  
Area \$/m2: \$70  
RPD: L62 RP150157

Sale Price: **\$1,425,000 (Normal Sale)**  
Sale Date: 28/03/2024 Days to Sell: **42 Days**  
Last Price: \$1,400,000+ Chg %:  
First Price: OFFERS OVER Chg %: **-5.0%**

Features:



### 1-15 PARDALOTE CT, GREENBANK, QLD 4124

UBD Ref: Brisbane - 257 H20  
Distance from Property: 5.1km  4  2  -



Property Type: House  
Area: 2.15 ha  
Area \$/m2: \$61  
RPD: L38 RP845144

Sale Price: **\$1,315,000 (Normal Sale)**  
Sale Date: 22/12/2023 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features:



### 94 MOODY RD, GREENBANK, QLD 4124

UBD Ref: Brisbane - 259 F13  
Distance from Property: 5.9km  4  2  14



Property Type: House  
Area: 4,730 m<sup>2</sup>  
Area \$/m2: \$321  
RPD: L1 SP108854

Sale Price: **\$1,520,000 (Normal Sale)**  
Sale Date: 14/02/2024 Days to Sell: **22 Days**  
Last Price: Auction Chg %:  
First Price: Auction Chg %:

Features:



### 123 CLIFTON DR, NORTH MACLEAN, QLD 4280

UBD Ref: Brisbane - 301 M2  
Distance from Property: 3km  4  2  7



Property Type: House  
Area: 2.85 ha  
Area \$/m2: \$54  
RPD: L311 SP205684

Sale Price: **\$1,525,000 (Normal Sale)**  
Sale Date: 23/09/2023 Days to Sell: **23 Days**  
Last Price: UNDER | OFFER - Chg %:  
First Price: 7 ACRES - Resort-Style Chg %:

Features: LOWSET



### 215-225 SCOTTS LA, NORTH MACLEAN, QLD 4280

Also known as: 215-225 SCOTT LANE

UBD Ref: Brisbane - 302 A2  
Distance from Property: 3.7km  5  2  8



Property Type: House  
Area: 4.14 ha  
Area \$/m2: \$34  
RPD: L3 RP122058

Sale Price: **\$1,400,000 (Normal Sale)**  
Sale Date: 19/04/2024 Days to Sell: **25 Days**  
Last Price: Contact agent Chg %:  
First Price: BEST OFFER BY 5PM Chg %:

Features: DOUBLE STOREY, DECK, BUILT IN ROBES, ENTERTAINMENT AREA, FULLY FENCED



Prepared on 06/06/2024 by Liam Crofts, 0407808230 at Crafted Property. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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**58-60 MARJORIE CRT, SOUTH MACLEAN, QLD 4280**

UBD Ref: Brisbane - 301 Q10  
Distance from Property: 6.9km



7



4



8



Property Type: House  
Area: 8,298 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$183  
RPD: L26 RP808940

Sale Price: **\$1,520,000 (Agents Advice - Sale)**  
Sale Date: 07/02/2024 Days to Sell: **344 Days**  
Last Price: Offers above \$1.5 Chg %:  
First Price: CONTACT AGENT Chg %:

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER,  
GARDEN, FLOORBOARDS, SECURE PARKING, COURTYARD

