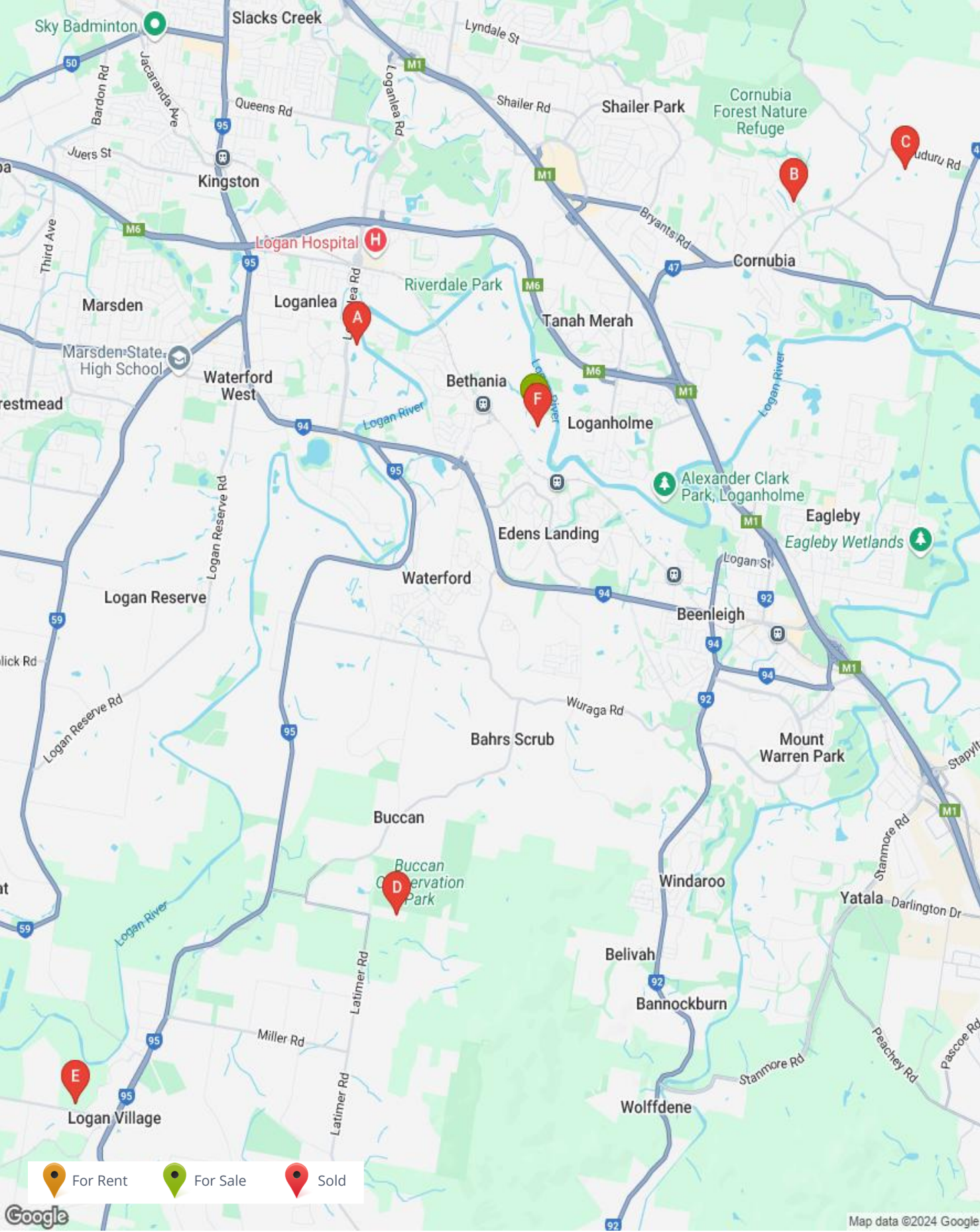


# Comparable Properties Map



# 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 \$1,750,000 and the highest sale price is \$2,350,000 with a median sale price of \$2,042,500. Days listed ranges from 7 to 629 days with the average currently at 152 days for these selected properties.

## 113-129 LOGANLEA RD, LOGANLEA, QLD 4131

UBD Ref: Brisbane - 262 L5  
Distance from Property: 2.9km 5 3 5



Property Type: House  
Area: 4.06 ha  
Area \$/m2: \$56  
RPD: L1 SP163458

Sale Price: **\$2,275,000 (Normal Sale)**  
Sale Date: 04/03/2024 Days to Sell: **124 Days**  
Last Price: Contact Agent (Under Chg %:  
First Price: Offers Over \$2,000,000 Chg %:

Features:



## 21-25 NORMAN DR, CORNUBIA, QLD 4130

UBD Ref: Brisbane - 244 F17  
Distance from Property: 5km 4 2 6



Property Type: House  
Area: 2,187 m<sup>2</sup>  
Area \$/m2: \$860  
RPD: L110 SP262166

Sale Price: **\$1,880,000 (Normal Sale)**  
Sale Date: 15/09/2023 Days to Sell: **7 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



## 108-116 WUDURU RD, CORNUBIA, QLD 4130

UBD Ref: Brisbane - 244 N15  
Distance from Property: 6.7km 3 2 2



Property Type: House  
Area: 4.46 ha  
Area \$/m2: \$49  
RPD: L14 RP86242

Sale Price: **\$2,165,000 (Normal Sale)**  
Sale Date: 02/04/2024 Days to Sell: **11 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:

Features:



## 41-51 RANDLE RD, BUCCAN, QLD 4207

UBD Ref: Brisbane - 282 N17  
Distance from Property: 7.3km 4 2 14



Property Type: House  
Area: 1.56 ha  
Area \$/m2: \$151  
RPD: L3 SP211810

Sale Price: **\$2,350,000 (Normal Sale)**  
Sale Date: 19/10/2023 Days to Sell: **26 Days**  
Last Price: Another One UNDER Chg %:  
First Price: Property Preview! Chg %:

Features: FIRE PLACE, BUILT IN ROBES, POOL, IMPROVEMENTS: GARDEN / COURTYARD, DISHWASHER, SECURE PARKING



## 1142-1168 STOCKLEIGH RD, LOGAN VILLAGE, QLD 4207

UBD Ref: Brisbane - 303 E4  
Distance from Property: 12km 5 2 6



Property Type: House  
Area: 3.52 ha  
Area \$/m2: \$50  
RPD: L128 SP275397

Sale Price: **\$1,750,000 (Normal Sale)**  
Sale Date: 11/12/2023 Days to Sell: **117 Days**  
Last Price: UNDER | OFFER - Chg %:  
First Price: 8.7 ACRES - Luxury Chg %: **-2.8%**

Features: EER: 6.0, CLOSE TO SCHOOLS, IMPROVEMENTS: INTERNAL LAUNDRY, CLOSE TO SHOPS



Prepared on 24/09/2024 by Liam Crofts, 0407808230 at Crafted Property. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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**62-64 CLEARWATER ST, BETHANIA, QLD 4205**

UBD Ref: Brisbane - 263 F9  **5**  **3**  **7**  
Distance from Property: 131m



Property Type: House  
Area: 3.11 ha  
Area \$/m2: \$62  
RPD: L36 SP290407

Sale Price: **\$1,920,000 (Normal Sale)**  
Sale Date: 17/08/2023 Days to Sell: **629 Days**  
Last Price: OFFERS OVER 1.9mil Chg %:  
First Price: OFFERS OVER \$2M Chg %:

Features: DECK, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: GYM, GARDEN, INTERNAL LAUNDRY, DISHWASHER, CLOSE TO

