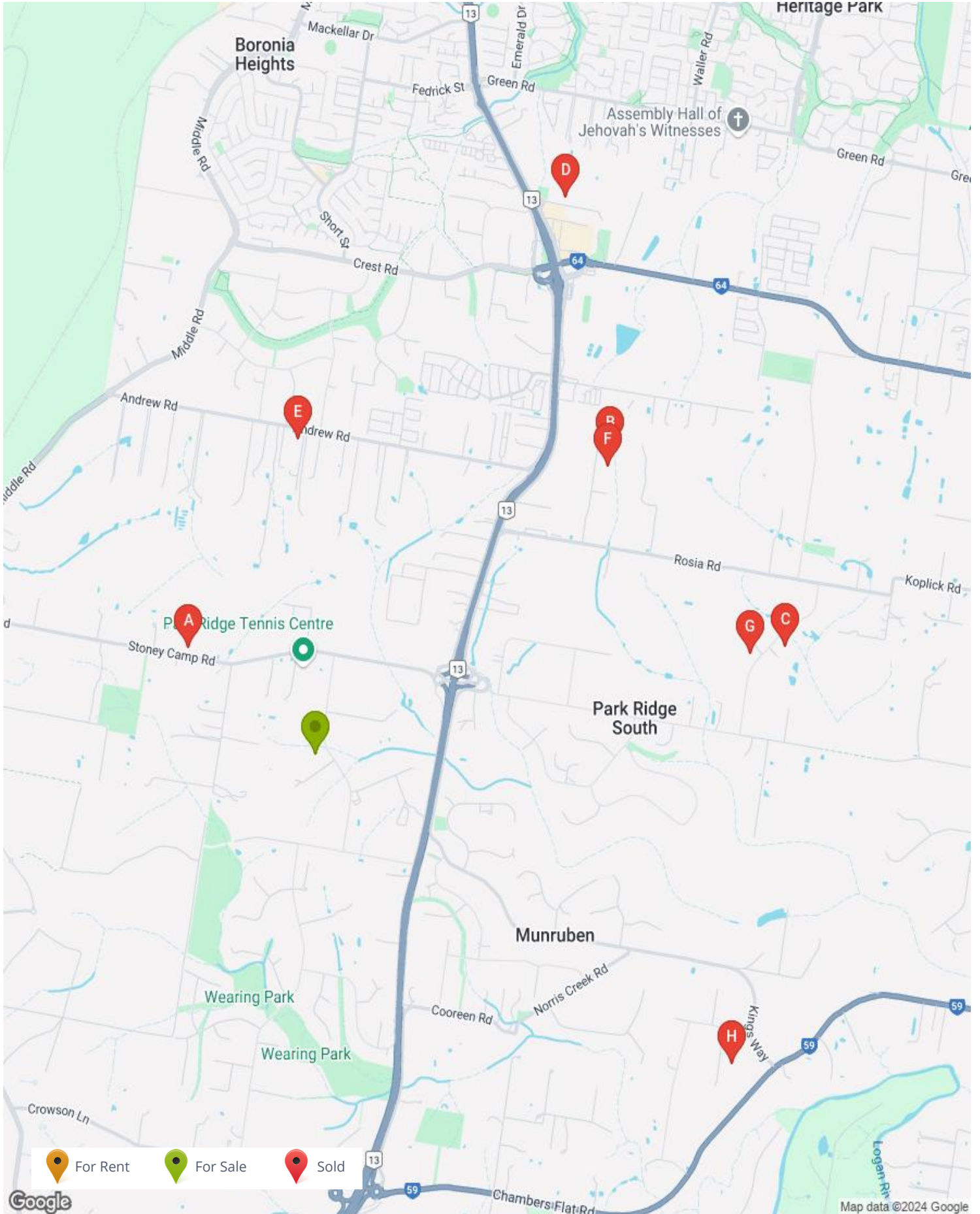


# Comparable Properties Map



# Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$1,235,000 and the highest sale price is \$1,650,000 with a median sale price of \$1,441,500. Days listed ranges from 6 to 87 days with the average currently at 36 days for these selected properties.

## 251-261 STONEY CAMP RD, GREENBANK, QLD 4124

UBD Ref: Brisbane - 279 H3  
Distance from Property: 1.2km 4 2 2



Property Type: House  
Area: 1 ha  
Area \$/m2: \$138  
RPD: L1 RP223188

Features:

Sale Price: **\$1,383,000 (Normal Sale)**  
Sale Date: 31/01/2024 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 64-68 EXECUTIVE DR, PARK RIDGE, QLD 4125

UBD Ref: Brisbane - 260 E18  
Distance from Property: 3.2km 4 2 3



Property Type: House  
Area: 1.05 ha  
Area \$/m2: \$150  
RPD: L16 RP211979

Features:

Sale Price: **\$1,580,000 (Normal Sale)**  
Sale Date: 09/04/2024 Days to Sell: **87 Days**  
Last Price: \$1,700,000 Chg %: **-2.4%**  
First Price: \$1,700,000 Chg %: **-7.1%**



## 6-8 POLLEN CT, PARK RIDGE SOUTH, QLD 4125

UBD Ref: Brisbane - 280 K3  
Distance from Property: 3.7km 4 2 10



Property Type: House  
Area: 8,000 m<sup>2</sup>  
Area \$/m2: \$159  
RPD: L60 RP206916

Features: DECK, STUDY, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: GREYWATER SYSTEM, COURTYARD, SECURE PARKING, GYM, DISHWASHER

Sale Price: **\$1,270,000 (Normal Sale)**  
Sale Date: 21/06/2024 Days to Sell: **22 Days**  
Last Price: \$1,269,000+ SOLD FOR Chg %:  
First Price: \$1,269,000+ (Under Chg %:



## 26-30 KANTENNA ST, PARK RIDGE, QLD 4125

UBD Ref: Brisbane - 260 C11  
Distance from Property: 4.4km 4 2 6



Property Type: House  
Area: 5,000 m<sup>2</sup>  
Area \$/m2: \$300  
RPD: L5 RP197546

Features: STUDY, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: COURTYARD, SECURE PARKING, ALARM SYSTEM

Sale Price: **\$1,500,000 (Normal Sale)**  
Sale Date: 07/05/2024 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 183-185 ANDREW RD, GREENBANK, QLD 4124

UBD Ref: Brisbane - 259 L18  
Distance from Property: 2.3km 5 3 4



Property Type: House  
Area: 1.03 ha  
Area \$/m2: \$161  
RPD: L11 RP208784

Features:

Sale Price: **\$1,650,000 (Normal Sale)**  
Sale Date: 03/04/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



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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**52-56 EXECUTIVE DR, PARK RIDGE, QLD 4125**

UBD Ref: Brisbane - 260 E18  
Distance from Property: 3.1km  5  2  5



Property Type: House  
Area: 1.21 ha  
Area \$/m2: \$102  
RPD: L18 RP211979

Sale Price: **\$1,235,000 (Normal Sale)**  
Sale Date: 29/05/2024 Days to Sell: **40 Days**  
Last Price: Present Your Offer Chg %:  
First Price: 3 Acres/Modern Chg %:

Features: IMPROVEMENTS: SECURE PARKING



**66 SYLVAN RD, PARK RIDGE SOUTH, QLD 4125**

UBD Ref: Brisbane - 280 J4  
Distance from Property: 3.5km  5  3  6



Property Type: House  
Area: 8,000 m<sup>2</sup>  
Area \$/m2: \$190  
RPD: L15 RP206916

Sale Price: **\$1,517,777 (Normal Sale)**  
Sale Date: 02/08/2024 Days to Sell: **25 Days**  
Last Price: Offers over \$1,500,000 Chg %:  
First Price: Offers over \$1,500,000 Chg %:

Features: LOWSET, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED,



**40-44 MYALL TCE, CHAMBERS FLAT, QLD 4133**

UBD Ref: Brisbane - 280 J15  
Distance from Property: 3.9km  4  2  5



Property Type: House  
Area: 8,000 m<sup>2</sup>  
Area \$/m2: \$162  
RPD: L22 RP813751

Sale Price: **\$1,300,000 (Normal Sale)**  
Sale Date: 29/01/2024 Days to Sell: **6 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent (Under Chg %:

Features:

