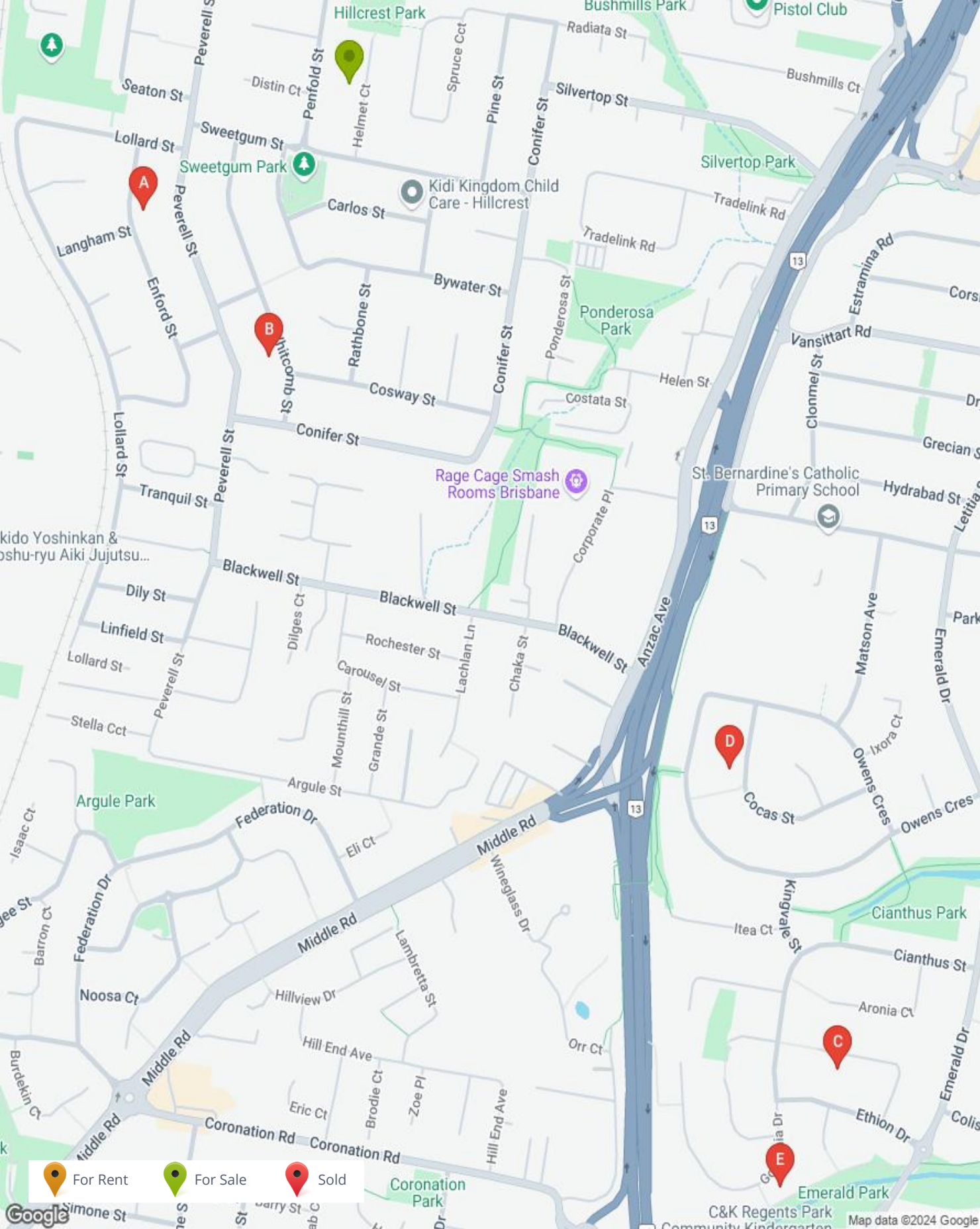


Comparable Properties Map



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 10000.0m from the focus property. The lowest sale price is \$800,500 and the highest sale price is \$875,000 with a median sale price of \$827,500. Days listed ranges from 5 to 84 days with the average currently at 43 days for these selected properties.

10 ENFORD ST, HILLCREST, QLD 4118

UBD Ref: Brisbane - 239 N17 4 2 2
Distance from Property: 452m



Property Type: House
Area: 818 m²
Area \$/m²: \$979
RPD: L352 RP154983

Sale Price: **\$801,000 (Normal Sale)**
Sale Date: 16/07/2024 Days to Sell: **5 Days**
Last Price: For Sale Chg %:
First Price: For Sale (Under Offer) Chg %:

Features: IMPROVEMENTS: ALARM SYSTEM



10 WHITCOMB ST, HILLCREST, QLD 4118

UBD Ref: Brisbane - 239 P19 4 2 3
Distance from Property: 502m



Property Type: House
Area: 740 m²
Area \$/m²: \$1,118
RPD: L274 RP152057

Sale Price: **\$827,500 (Normal Sale)**
Sale Date: 11/07/2024 Days to Sell: **67 Days**
Last Price: Under Offer - Offers Chg %:
First Price: Offers over \$840,000 Chg %: **-1.5%**

Features:



16 VIROSA CRT, REGENTS PARK, QLD 4118

UBD Ref: Brisbane - 260 B4 4 2 3
Distance from Property: 2km



Property Type: House
Area: 722 m²
Area \$/m²: \$1,212
RPD: L198 RP225016

Sale Price: **\$875,000 (Agents Advice - Sale)**
Sale Date: 04/10/2024 Days to Sell: **51 Days**
Last Price: UNDER | OFFER Chg %:
First Price: The Virosa Resort | Chg %:

Features: FIRE PLACE, STUDY, IMPROVEMENTS: COURTYARD



32 COCAS ST, REGENTS PARK, QLD 4118

UBD Ref: Brisbane - 260 A1 3 1 2
Distance from Property: 1.4km



Property Type: House
Area: 961 m²
Area \$/m²: \$905
RPD: L401 RP198043

Sale Price: **\$870,000 (Normal Sale)**
Sale Date: 11/04/2024 Days to Sell: **84 Days**
Last Price: contact agent (Under Chg %:
First Price: High 900,000 (Under Chg %:

Features: BUILD YR: 1990, LOWSET, BRICK AND TILE, SOLAR PANELS, DECK, GARAGE, FAMILY/RUMPUS ROOM, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO



71 GORDONIA DR, REGENTS PARK, QLD 4118

UBD Ref: Brisbane - 260 A4 3 2 5
Distance from Property: 2.1km



Property Type: House
Area: 828 m²
Area \$/m²: \$967
RPD: L248 RP837674

Sale Price: **\$800,500 (Normal Sale)**
Sale Date: 18/04/2024 Days to Sell: **7 Days**
Last Price: Offers Starting at Chg %:
First Price: Offers Starting at Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, GARDEN



Prepared on 11/10/2024 by Liam Crofts, 0407808230 at Crafted Property. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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