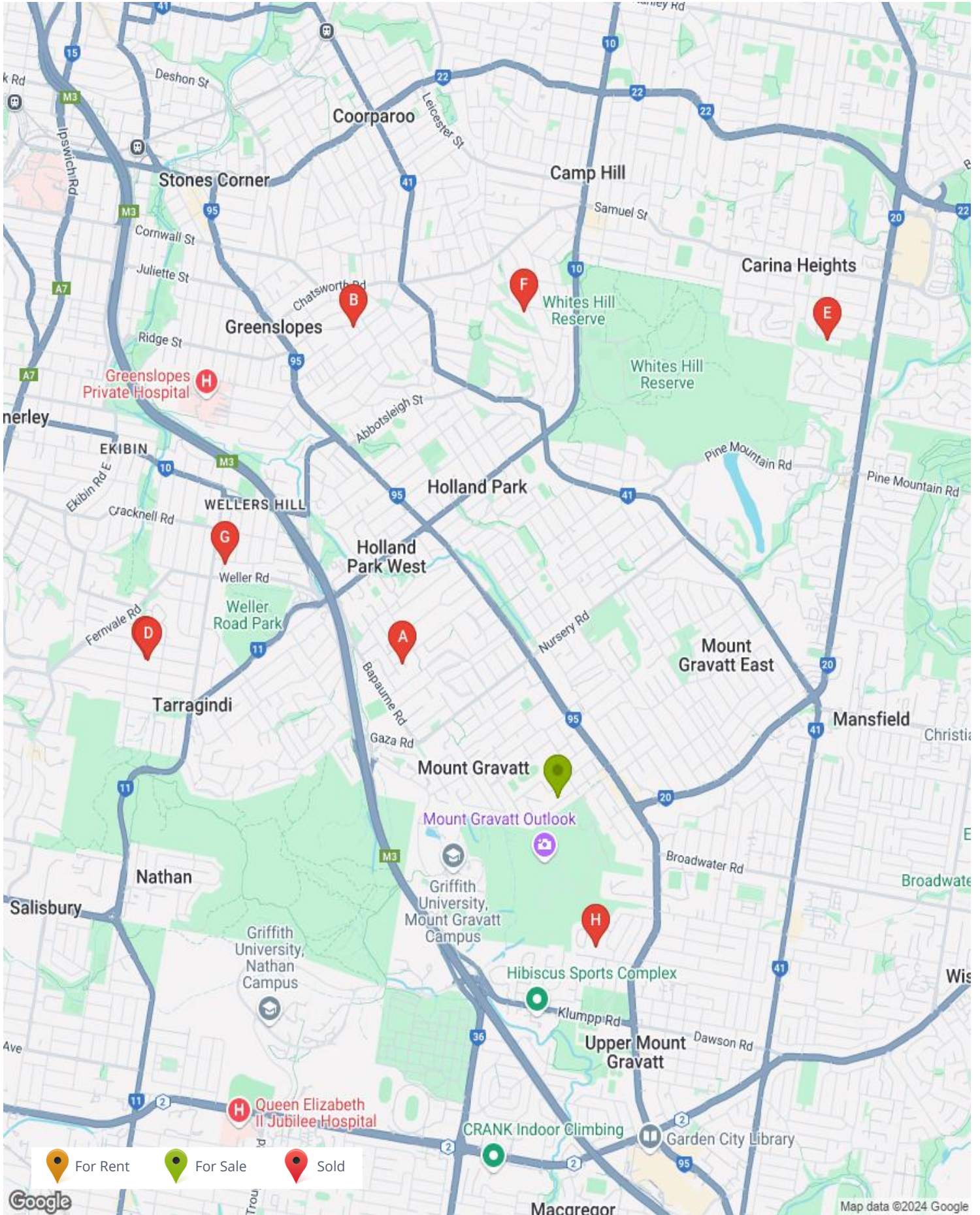


# Comparable Properties Map



## Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$2,900,000 and the highest sale price is \$4,150,000 with a median sale price of \$3,387,500. Days listed ranges from 29 to 143 days with the average currently at 69 days for these selected properties.

### 9 SPA ST, HOLLAND PARK WEST, QLD 4121

UBD Ref: Brisbane - 180 M18  
Distance from Property: 1.5km  6  4  6



Property Type: House  
Area: 597 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$6,533  
RPD: L24 B31647

Sale Price: **\$3,900,000 (Normal Sale)**  
Sale Date: 19/02/2024 Days to Sell: **34 Days**  
Last Price: For Sale Chg %:  
First Price: Best Offers Closing 8th Chg %:

Features: DECK, STUDY, BUILT IN ROBES, POOL, SCENIC VIEWS, CLOSE TO SCHOOLS,  
CLOSE TO TRANSPORT, IMPROVEMENTS: GYM, COURTYARD, DISHWASHER,



### 37 THOMSON ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 L8  
Distance from Property: 3.7km  5  4  4



Property Type: House  
Area: 412 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$8,434  
RPD: L128 RP13218

Sale Price: **\$3,475,000 (Normal Sale)**  
Sale Date: 12/08/2024 Days to Sell: **143 Days**  
Last Price: Price By Negotiation Chg %:  
First Price: Best Offers By 15th Chg %:

Features:



### 91 BRAMSTON ST, TARRAGINDI, QLD 4121

UBD Ref: Brisbane - 180 D18  
Distance from Property: 3.4km  5  4  3



Property Type: House  
Area: 663 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,827  
RPD: L15 RP66058

Sale Price: **\$3,200,000 (Normal Sale)**  
Sale Date: 27/07/2024 Days to Sell: **29 Days**  
Last Price: FOR SALE Chg %:  
First Price: FOR SALE Chg %:

Features:



### 93 BRAMSTON ST, TARRAGINDI, QLD 4121

UBD Ref: Brisbane - 180 D18  
Distance from Property: 3.3km  5  3  1



Property Type: House  
Area: 663 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,977  
RPD: L16 RP66058

Sale Price: **\$3,300,000 (Normal Sale)**  
Sale Date: 01/05/2024 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features:



### 118 BUCKLEY ST, CARINA HEIGHTS, QLD 4152

UBD Ref: Brisbane - 181 K9  
Distance from Property: 3.9km  5  4  2



Property Type: House  
Area: 647 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$5,392  
RPD: L336 RP81909

Sale Price: **\$3,488,888 (Normal Sale)**  
Sale Date: 29/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



Prepared on 08/10/2024 by Liam Crofts, 0407808230 at Crafted Property. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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**71 SIRIUS ST, COORPAROO, QLD 4151**

UBD Ref: Brisbane - 180 R8  
Distance from Property: 3.5km  **5**  **3**  **-**



Property Type: House  
Area: 869 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,776  
RPD: L101 SP293079

Features:

Sale Price: **\$4,150,000 (Normal Sale)**  
Sale Date: 15/11/2023 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



**19 DENHAM TCE, TARRAGINDI, QLD 4121**

UBD Ref: Brisbane - 180 G15  
Distance from Property: 3.1km  **4**  **3**  **2**



Property Type: House  
Area: 744 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,099  
RPD: L19 RP74794

Features:

Sale Price: **\$3,050,000 (Normal Sale)**  
Sale Date: 31/07/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



**18 TREACHER ST, UPPER MOUNT GRAVATT, QLD 4122**

UBD Ref: Brisbane - 201 B6  
Distance from Property: 1.1km  **4**  **3**  **4**



Property Type: House  
Area: 756 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$3,836  
RPD: L30 RP114896

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS, FLOORBOARDS, GARDEN

Sale Price: **\$2,900,000 (Normal Sale)**  
Sale Date: 06/04/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

