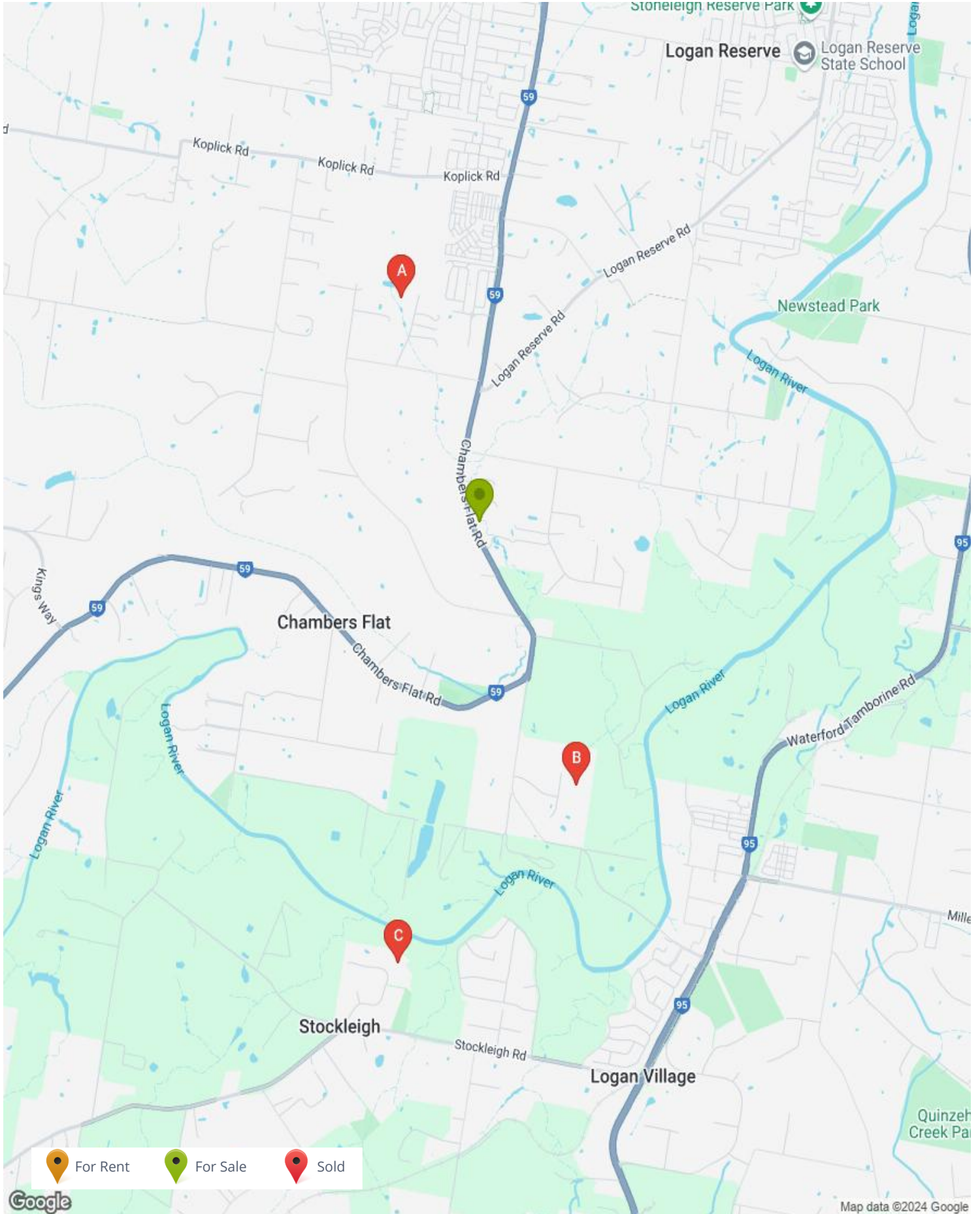


Comparable Properties Map



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$1,050,000 and the highest sale price is \$1,125,000 with a median sale price of \$1,080,000. Days listed ranges from 17 to 461 days with the average currently at 191 days for these selected properties.

54-62 ANDREWS CT, CHAMBERS FLAT, QLD 4133

UBD Ref: Brisbane - 281 D6  4  2  4
Distance from Property: 1.7km



Property Type: House
Area: 2 ha
Area \$/m2: \$52
RPD: L13 RP197726

Sale Price: **\$1,050,000 (Normal Sale)**
Sale Date: 02/02/2024 Days to Sell: **461 Days**
Last Price: AUCTION IF NOT SOLD Chg %: **-4.5%**
First Price: JUST LISTED Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: COURTYARD, RAINWATER STORAGE TANK



27-29 KUMALIE CT, CHAMBERS FLAT, QLD 4133

UBD Ref: Brisbane - 281 K20  5  2  7
Distance from Property: 2km



Property Type: House
Area: 1.62 ha
Area \$/m2: \$70
RPD: L12 RP217752

Sale Price: **\$1,125,000 (Normal Sale)**
Sale Date: 21/07/2024 Days to Sell: **17 Days**
Last Price: UNDER CONTRACT - Chg %:
First Price: Estate Sale - Peaceful Chg %:

Features: DECK, STUDY, IMPROVEMENTS: DISHWASHER, FLOORBOARDS



61-63 PEPPERINA DR, STOCKLEIGH, QLD 4280

UBD Ref: Brisbane - 303 B3  5  2  8
Distance from Property: 3.2km



Property Type: House
Area: 1.32 ha
Area \$/m2: \$82
RPD: L143 RP887998

Sale Price: **\$1,080,000 (Normal Sale)**
Sale Date: 06/02/2024 Days to Sell: **94 Days**
Last Price: \$1.1 million + Chg %:
First Price: \$1.1 million + Chg %: **-1.8%**

Features: DECK, FIRE PLACE, BUILT IN ROBES, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING

