

Comparable Sales

1 & 2/93 Duell Road, Cannonvale



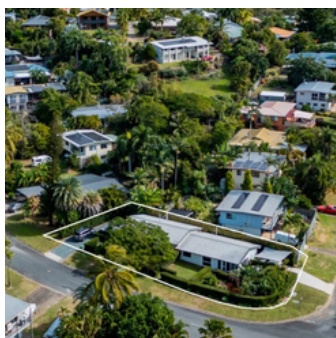
1&2/5 Barnes Place, Cannonvale

6 Bed | 2 Bath | 4 Car | 800 sqm

Sale Price \$900,000 - May 2026

How it compares:

- Similar location
- 3 bedrooms
- Inferior condition (poor condition)



1&2/6 Manooka Drive, Cannonvale

4 Bed | 2 Bath | 2 Car | 732sqm

Sale Price \$900,000 - June 2025

How it compares:

- 2 Properties on 1 Title
- Similar location
- Sale not so recent



1&2/20 Jubilee Pocket Road, Jubilee Pocket

5 Bed | 2 Bath | 4 Car | 720 sqm

Sale Price \$1,001,000 - April 2026

How it compares:

- Dual living
- Superior Features
- Inferior location



1&2/Duell Road, Cannonvale

4 Bed | 2 Bath | 2 Car | 882 sqm

Sale Price \$1,150,000 - August 2026

How it compares:

- 2 units on 1 Title
- Superior features (recently Reno)
- No separate garden to future development
- Superior location
- Most recent duplex sale