

15/4 YODELAY STREET VARSITY LAKES QLD 4227

Prepared on 12th September 2024

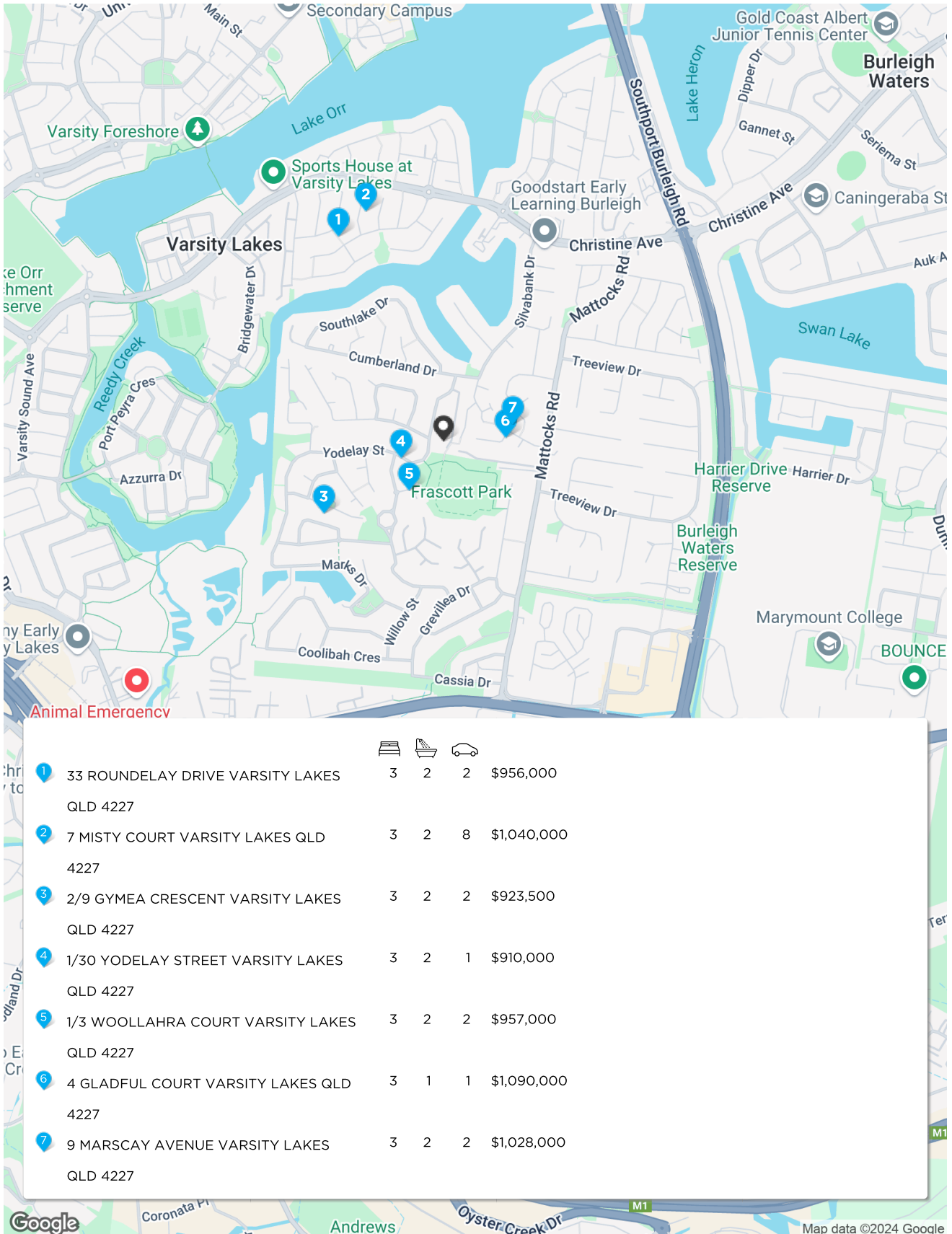
Josh Willatt
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

m: 0405654015

joshwillatt@mcgrath.com.au


Comparables Map: Sales




* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales


- 1** 33 ROUNDELAY DRIVE VARSITY LAKES QLD 4227 **Sold** **\$956,000**




🏠 3 🚤 2 🚗 2 📏 400m² 📏 127m²
 Year Built 1994 DOM 23
 Sold Date 21-Mar-24 Distance 0.8km
 First Listing Online Auction
 Last Listing Online Auction
- 2** 7 MISTY COURT VARSITY LAKES QLD 4227 **Sold** **\$1,040,000**




🏠 3 🚤 2 🚗 8 📏 401m² 📏 122m²
 Year Built 1995 DOM 30
 Sold Date 23-Jul-24 Distance 0.84km
 First Listing Offers Above \$999,000
 Last Listing Offers Above \$999,000
- 3** 2/9 GYMEA CRESCENT VARSITY LAKES QLD 4227 **Sold** **\$923,500**



🏠 3 🚤 2 🚗 2 📏 158m² 📏 109m²
 Year Built - DOM 69
 Sold Date 14-May-24 Distance 0.49km
 First Listing Awaiting Price Guide
 Last Listing Under Contract
- 4** 1/30 YODELAY STREET VARSITY LAKES QLD 4227 **Sold** ^{RS} **\$910,000**



🏠 3 🚤 2 🚗 1 📏 236m² 📏 92m²
 Year Built 1996 DOM 13
 Sold Date 02-Sep-24 Distance 0.16km
 First Listing Expressions of Interest Closing 8th September 2024
 Last Listing Expressions of Interest Closing 8th September 2024
- 5** 1/3 WOOLLAHRA COURT VARSITY LAKES QLD 4227 **Sold** **\$957,000**



🏠 3 🚤 2 🚗 2 📏 485m² 📏 109m²
 Year Built 1996 DOM 37
 Sold Date 13-May-24 Distance 0.21km
 First Listing EOI - closing 14/05/24 @ 6PM
 Last Listing SOLD BY CHARL LOUW

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

6 4 GLADFUL COURT VARSITY LAKES QLD 4227 **Sold** **\$1,090,000**



🛏️ 3 🚗 1 🚗 1 📏 411m² 📏 99m²
 Year Built 1992 DOM 56
 Sold Date 21-Jun-24 Distance 0.22km
 First Listing Offers over \$1,150,000
 Last Listing Offers over \$1,089,000

7 9 MARSCAY AVENUE VARSITY LAKES QLD 4227 **Sold** ^{RS} **\$1,028,000**



🛏️ 3 🚗 2 🚗 2 📏 400m² 📏 131m²
 Year Built 1992 DOM 26
 Sold Date 10-Sep-24 Distance 0.25km
 First Listing Offers over \$1,050,000
 Last Listing Offers over \$985,000

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.