


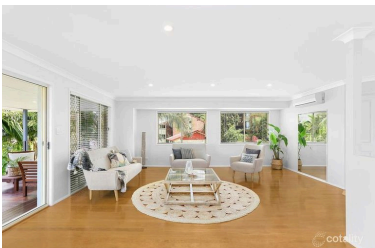


Comparable Sales

1	171 SIMPSONS ROAD ELANORA QLD 4221		4 3 3 1,009m ² 248m ²	Sold	\$1,843,000
			Year Built 1990 DOM 23		
			Sold Date 14-Nov-25 Distance 0.81km		
			First Listing Auction		
			Last Listing Auction		
2	40 HIBERTIA AVENUE ELANORA QLD 4221		4 2 2 1,013m ² 219m ²	Sold	\$1,650,000
			Year Built 2000 DOM 15		
			Sold Date 10-Sep-25 Distance 0.81km		
			First Listing -		
			Last Listing SOLD BY SARAH TANNER!		
3	29 FOREST DRIVE ELANORA QLD 4221		5 4 2 945m ² 363m ²	Sold	\$1,800,000
			Year Built 2003 DOM 85		
			Sold Date 23-Jul-25 Distance 0.15km		
			First Listing Contact Agent		
			Last Listing Contact Agent		
4	7 JANDAKOT COURT ELANORA QLD 4221		3 2 2 748m ² 181m ²	Sold	^{RS} \$1,700,000
			Year Built 2000 DOM 30		
			Sold Date 13-Nov-25 Distance 1.77km		
			First Listing Auction		
			Last Listing Auction		

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 Cotality

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