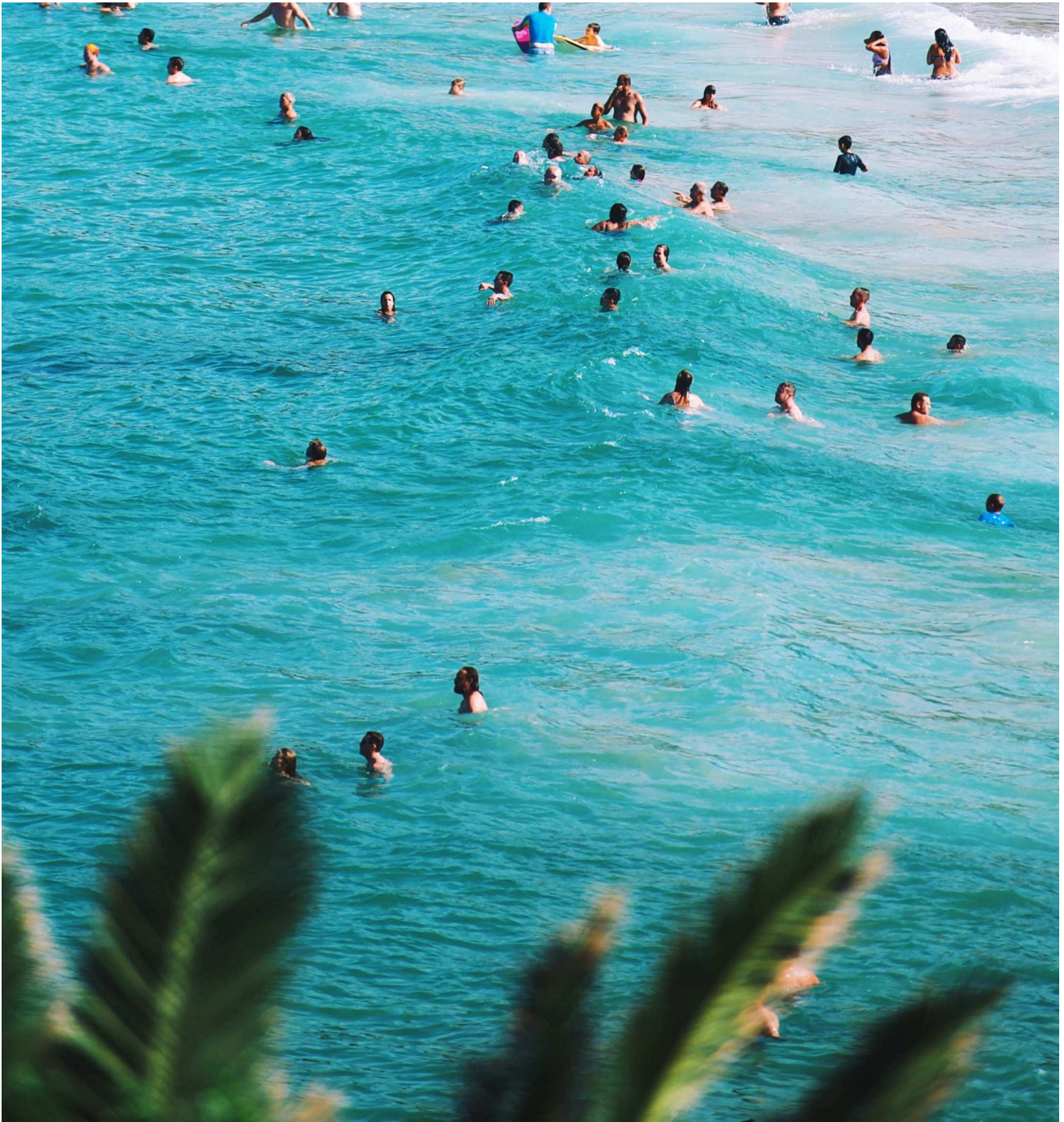


CMA

McGrath



23 CABOT COURT MERRIMAC QLD 4226

Prepared on 5th December 2024

Tyler Clark
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

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Floor Plan



G
GOLD COAST PROPERTY

SALUS REALTY
Tina Nenadic 0402 984 896

PROPERTY DETAILS

- 3 Bed
- 1 Bath
- 2 Car + Off-Street

FLOOR AREA SIZES

Internal 89m²
Carport & Patio 63m²
Total 152m² or 16 Squares

23 Cabot Court
MERIMAC
Block Size 577m²

puredeign PLANS FOR PURPOSE
ESTABLISHED 2014

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Floor Plan



GOLD COAST PROPERTY
SALES & RENTALS
Tina Nenadic 0402 984 898

FLOOR AREA SIZES
Internal 89m²
Carport & Patio 63m²
Total 152m² or 16 Squares

PROPERTY DETAILS
- 3 Bed
- 1 Bath
- 2 Car + Off-Street

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23 Cabot Court
MERRIMAC
Block Size 377m²

puredesign PLANS FOR PURPOSE
ESTABLISHED 2014


Comparables Map: Sales




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

Recent Sales in the Area


- 1** 21 TERRACE COURT MERRIMAC QLD 4226 **Sold** **\$910,000**




🏠 3 🚰 2 🚗 2 📏 602m² 📐 160m²
 Year Built 1996 DOM 58
 Sold Date 27-Aug-24 Distance 0.08km
 First Listing Offers over \$950,000
 Last Listing Offers over \$899,000
- 2** 9 WILLUNGA PLACE MERRIMAC QLD 4226 **Sold**^{RS} **\$791,000**




🏠 3 🚰 2 🚗 1 📏 405m² 📐 122m²
 Year Built 1993 DOM 28
 Sold Date 12-Oct-24 Distance 0.68km
 First Listing Auction
 Last Listing Under Contract
- 3** 22 CRELGA COURT MERRIMAC QLD 4226 **Sold** **\$850,000**



🏠 3 🚰 2 🚗 1 📏 513m² 📐 125m²
 Year Built 1996 DOM 50
 Sold Date 10-Aug-24 Distance 0.91km
 First Listing Contact Agent
 Last Listing UNDER CONTRACT
- 4** 6 CABOT COURT MERRIMAC QLD 4226 **Sold** **\$910,000**



🏠 3 🚰 2 🚗 1 📏 400m² 📐 118m²
 Year Built 1991 DOM 22
 Sold Date 19-Sep-24 Distance 0.17km
 First Listing Offers above \$850,000 by Fri 20th September
 Last Listing Contact Agent
- 5** 4 CRELGA COURT MERRIMAC QLD 4226 **Sold** **\$895,000**



🏠 3 🚰 2 🚗 2 📏 463m² 📐 125m²
 Year Built 1996 DOM 28
 Sold Date 09-Jan-24 Distance 0.9km
 First Listing Offers Above \$829,000
 Last Listing Offers Above \$829,000

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 in the Area

6 7 CRELGA COURT MERRIMAC QLD 4226 **Sold** **\$825,000**



🛏️ 3 🚰 2 🚗 2 📏 480m² 📏 119m²
 Year Built 1995 DOM 64
 Sold Date 05-May-24 Distance 0.85km
 First Listing AUCTION
 Last Listing Offers above \$820,000

7 18 WILLUNGA PLACE MERRIMAC QLD 4226 **Sold**^{RS} **\$950,000**



🛏️ 3 🚰 2 🚗 1 📏 418m² 📏 115m²
 Year Built 1993 DOM 29
 Sold Date 27-Nov-24 Distance 0.73km
 First Listing Offers above \$875,000
 Last Listing UNDER CONTRACT

Disclaimer

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