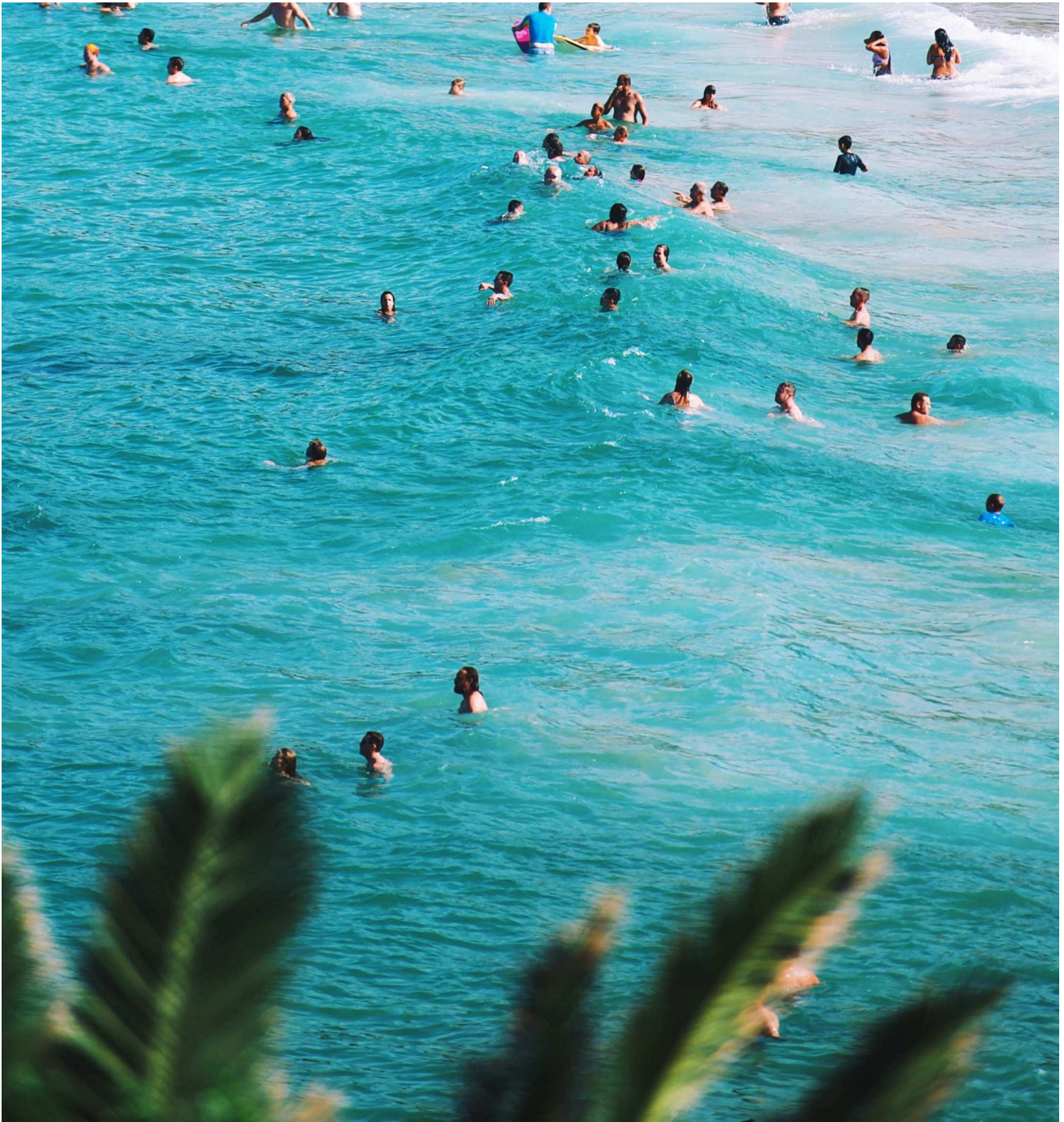


CMA

McGrath



903/2 MAWARRA STREET PALM BEACH QLD 4221

Prepared on 5th December 2024

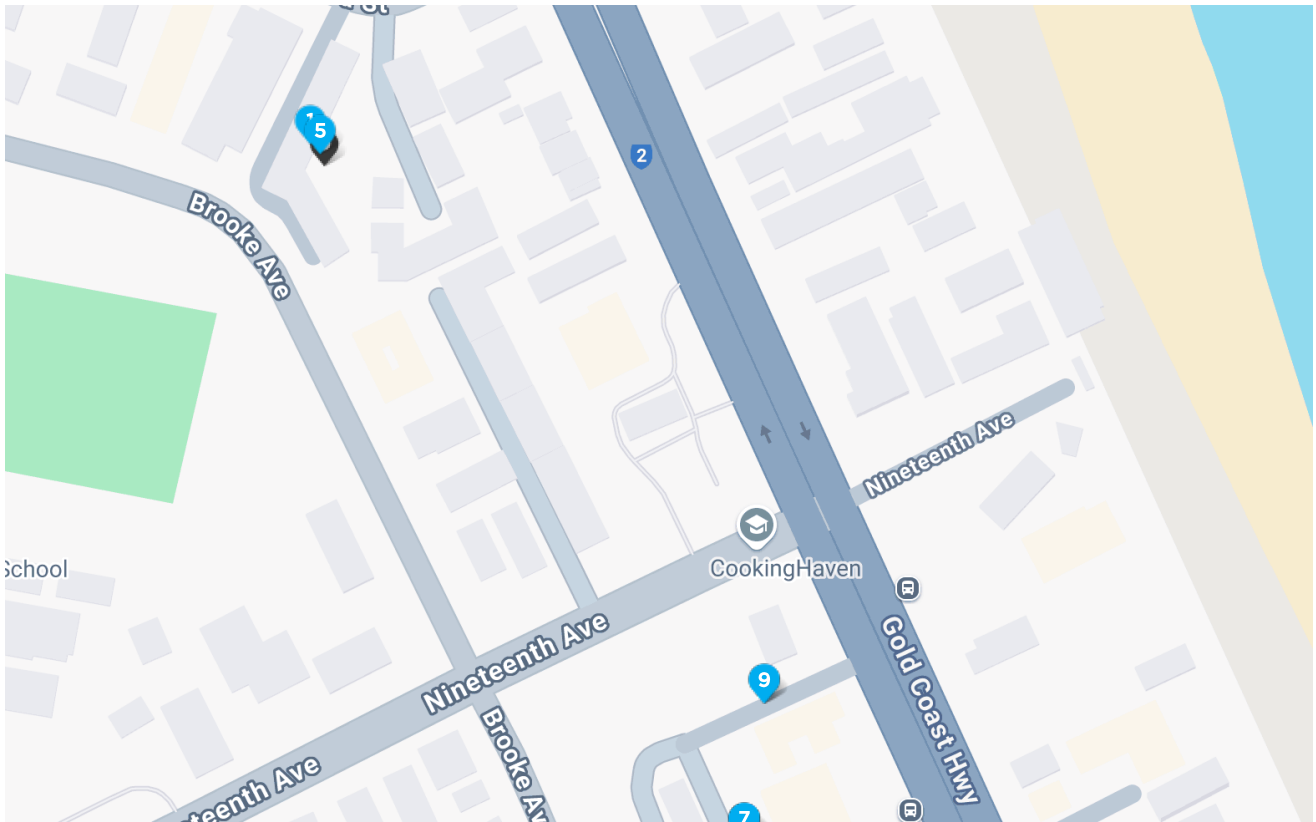
Tyler Clark
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

m: 0429226364

tylerclark@mcgrath.com

Comparables Map: Sales




1 904/2 MAWARRA STREET PALM BEACH QLD 4221	3	2	2*	\$1,571,500
2 706/5 NYRANG AVENUE PALM BEACH QLD 4221	2	2	2	\$1,260,000
3 1902/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	2	2	2	\$1,250,000
4 1703/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	2	2	2*	\$1,215,000
5 710/2 MAWARRA STREET PALM BEACH QLD 4221	2	2	1	\$1,195,000
6 607/5 NYRANG AVENUE PALM BEACH QLD 4221	2	2	1	\$1,150,000*
7 2802/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	2	2	2	\$1,140,000
8 2403/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	2	2	1	\$1,024,500
9 2402/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	2	2	1	\$1,026,000


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

Recent Sales in the Area

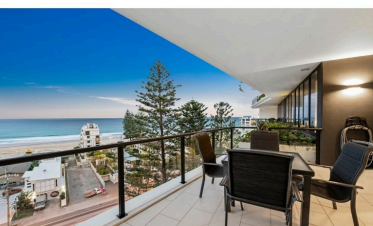
- 1** 904/2 MAWARRA STREET PALM BEACH QLD 4221 **Sold** ^{RS} \$1,571,500




🏠 3 🚗 2 🚘 2* 🏠 -* 📏 141m²*
 Year Built - DOM 127
 Sold Date 07-Nov-24 Distance 0.01km
 First Listing \$1,800,000 - \$1,980,000
 Last Listing Offers over \$1,750,000
- 2** 706/5 NYRANG AVENUE PALM BEACH QLD 4221 **Sold** ^{RS} \$1,260,000




🏠 2 🚗 2 🚘 2 🏠 - 📏 90m²*
 Year Built - DOM 24
 Sold Date 24-Oct-24 Distance -
 First Listing E.O.I. BY 18TH OF OCT IF NOT SOLD PRIOR
 Last Listing E.O.I. BY 31ST OF OCT IF NOT SOLD PRIOR
- 3** 1902/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221 **Sold** \$1,250,000



🏠 2 🚗 2 🚘 2 🏠 -* 📏 113m²*
 Year Built 2020 DOM 48
 Sold Date 03-Jun-24 Distance 0.25km
 First Listing Expressions Of Interest
 Last Listing Expressions Of Interest
- 4** 1703/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221 **Sold** \$1,215,000






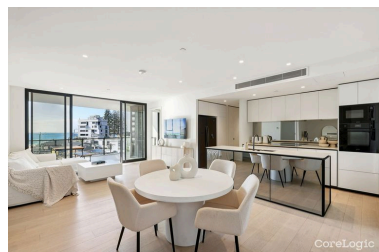
🏠 2 🚗 2 🚘 2* 🏠 -* 📏 113m²*
 Year Built - DOM 33
 Sold Date 26-Jul-24 Distance 0.25km
 First Listing Expressions Of Interest
 Last Listing \$1,200,000 to \$1,250,000
- 5** 710/2 MAWARRA STREET PALM BEACH QLD 4221 **Sold** ^{RS} \$1,195,000



🏠 2 🚗 2 🚘 1 🏠 -* 📏 96m²*
 Year Built 2023 DOM 101
 Sold Date 28-Nov-24 Distance 0km
 First Listing \$1,195,000 +
 Last Listing Contact Agent

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	607/5 NYRANG AVENUE PALM BEACH QLD 4221	Sold \$1,150,000*
	2 2 1 - 80m ² Year Built 2023 DOM 63 Sold Date - Distance - First Listing - Last Listing -	
7	2802/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	Sold \$1,140,000
	2 2 2 - 113m ² * Year Built 2020 DOM 29 Sold Date 17-Jul-24 Distance 0.25km First Listing NEW TO MARKET Last Listing NEW TO MARKET	
8	2403/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	Sold \$1,024,500
	2 2 1 - 113m ² * Year Built 2020 DOM 13 Sold Date 03-Sep-24 Distance 0.22km First Listing Contact Agent Last Listing Sold	
9	2402/1328 GOLD COAST HIGHWAY PALM BEACH QLD 4221	Sold \$1,026,000
	2 2 1 - 113m ² * Year Built 2020 DOM 20 Sold Date 20-Aug-24 Distance 0.22km First Listing Offer over \$1,100,000 Last Listing Offer over \$995,000	

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

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.