

**1/32 BROOKE AVENUE PALM BEACH QLD 4221**

Prepared on 6th August 2024

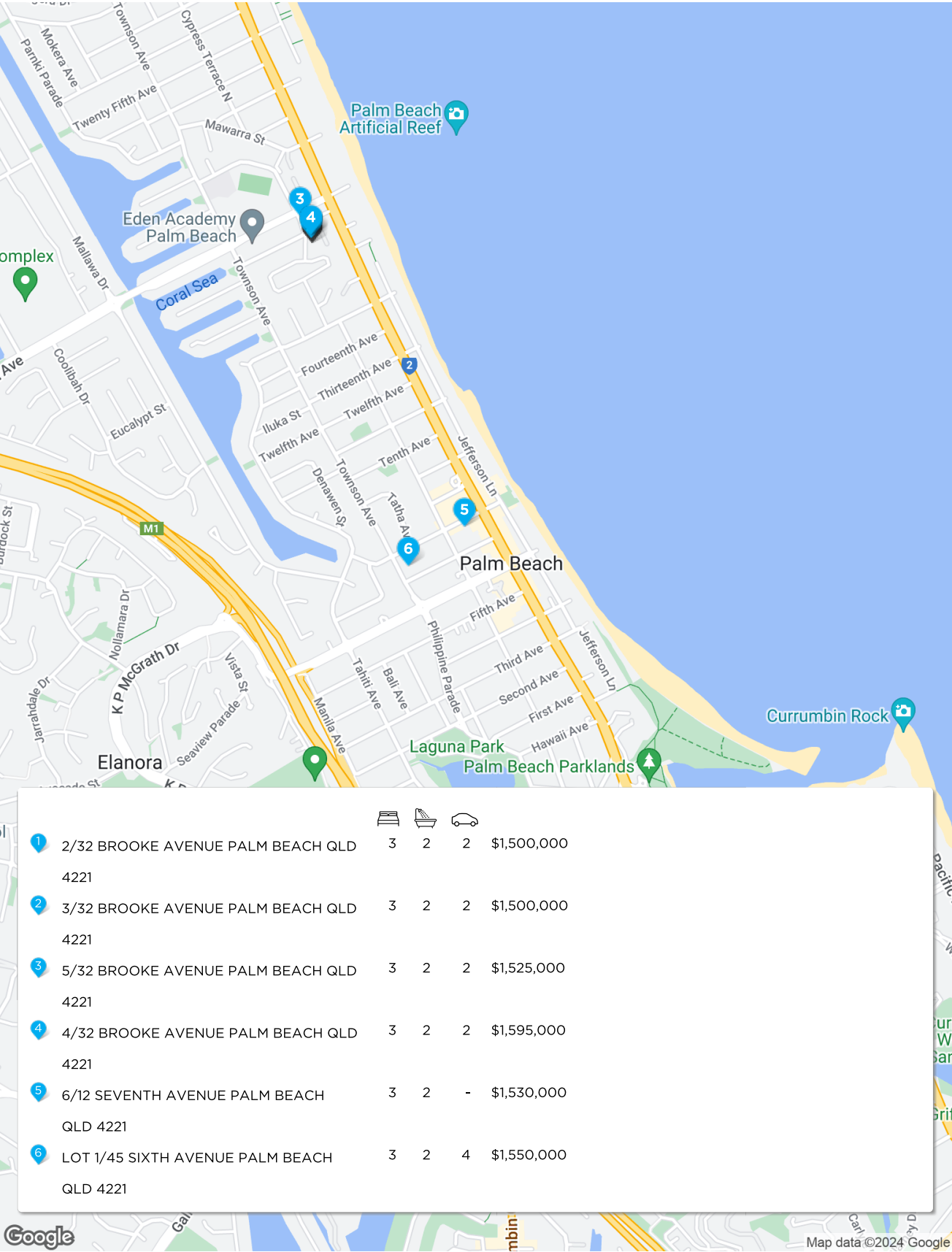
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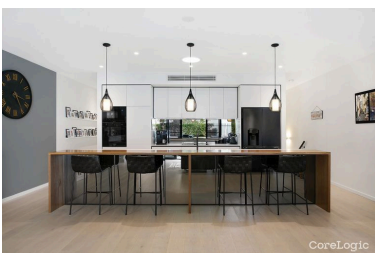











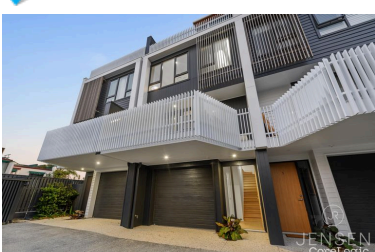





## Comparables Map: Sales



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



## Recent Sales

1	2/32 BROOKE AVENUE PALM BEACH QLD 4221		 3  2  2  212m <sup>2</sup>	 272m <sup>2</sup>	Sold	\$1,500,000
			Year Built	2019	DOM	89
			Sold Date	12-Jan-23	Distance	0.01km
			First Listing	FOR SALE		
			Last Listing	FOR SALE		
2	3/32 BROOKE AVENUE PALM BEACH QLD 4221		 3  2  2  212m <sup>2</sup>	 172m <sup>2</sup>	Sold	\$1,500,000
			Year Built	2020	DOM	-
			Sold Date	16-Feb-23	Distance	0.01km
			First Listing	-		
			Last Listing	-		
3	5/32 BROOKE AVENUE PALM BEACH QLD 4221		 3  2  2  212m <sup>2</sup>	 172m <sup>2</sup>	Sold	\$1,525,000
			Year Built	2020	DOM	31
			Sold Date	19-Oct-22	Distance	0.09km
			First Listing	Auction		
			Last Listing	\$1,525,000		
4	4/32 BROOKE AVENUE PALM BEACH QLD 4221		 3  2  2  212m <sup>2</sup>	 272m <sup>2</sup>	Sold	\$1,595,000
			Year Built	2020	DOM	79
			Sold Date	12-Jan-22	Distance	0.02km
			First Listing	\$1,595,000		
			Last Listing	\$1,595,000		
5	6/12 SEVENTH AVENUE PALM BEACH QLD 4221		 3  2  -  219m <sup>2</sup>	 -	Sold	\$1,530,000
			Year Built	-	DOM	99
			Sold Date	29-Feb-24	Distance	1.12km
			First Listing	-		
			Last Listing	-		

DOM = Days on market RS = Recent sale


UN = Undisclosed Sale

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## Recent Sales

6

LOT 1/45 SIXTH AVENUE PALM BEACH QLD 4221



3

2

4

202m<sup>2</sup>

136m<sup>2</sup>

Year Built

2023

DOM

248

Sold Date

04-Mar-24

Distance

1.17km

First Listing

Offers Over \$1,595,000

Last Listing

1,575,000

Sold

\$1,550,000

## Disclaimer

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