

## 69 PARNKI PARADE PALM BEACH QLD 4221

Prepared on 11th September 2024

**Josh Willatt**  
**MCGRATH PALM BEACH**

17 Sixth Avenue  
PALM BEACH QLD 4221

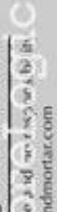
m: 0405654015

[joshwillatt@mcgrath.com.au](mailto:joshwillatt@mcgrath.com.au)

## Floor Plan



Alexandra Hocking 0403 048 089



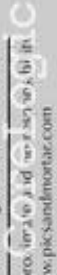
69 Parnki Parade, Palm Beach

Whilst every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approx. and should be used as such by any prospective purchaser. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.picsandmortar.com.au

## Floor Plan



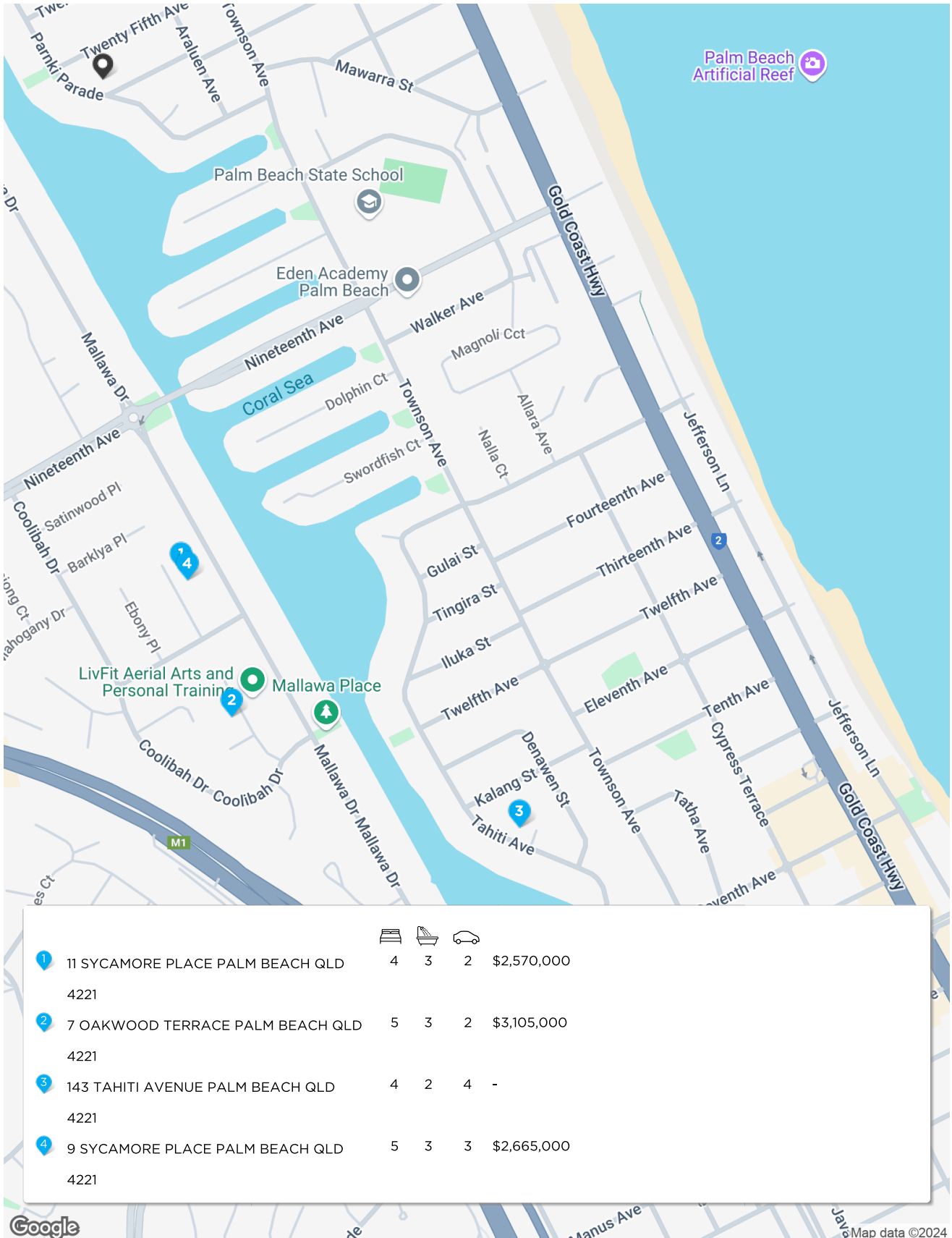
Alexandra Hocking 0403 048 089



69 Parnki Parade, Palm Beach





Whilst every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approx. While every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approx. While every attempt has been to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approx. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.pic.sandimortgage.com

## Comparables Map: Sales



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

## Recent Sales

<p>1 11 SYCAMORE PLACE PALM BEACH QLD 4221</p> 	<p> <span>🏠 4</span> <span>🚗 3</span> <span>🚘 2</span> <span>📏 607m<sup>2</sup></span> <span>📏 278m<sup>2</sup></span>            Year Built 1985 DOM 20            Sold Date 12-Jun-24 Distance 0.87km            First Listing -            Last Listing -         </p>	<p><b>Sold</b> <b>\$2,570,000</b></p>
<p>2 7 OAKWOOD TERRACE PALM BEACH QLD 4221</p> 	<p> <span>🏠 5</span> <span>🚗 3</span> <span>🚘 2</span> <span>📏 627m<sup>2</sup></span> <span>📏 284m<sup>2</sup></span>            Year Built 2024 DOM 24            Sold Date 15-Jul-24 Distance 1.14km            First Listing Auction Sunday July 14th Onsite            Last Listing SOLD at Auction         </p>	<p><b>Sold</b> <b>RS \$3,105,000</b></p>
<p>3 143 TAHITI AVENUE PALM BEACH QLD 4221</p> 	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 4</span> <span>📏 562m<sup>2</sup></span> <span>📏 311m<sup>2</sup></span>            Year Built 1975 DOM 153            Sold Date 5th Feb-24 Distance 1.5km            First Listing Expressions of Interest            Last Listing Offers Over \$2,999,000         </p>	<p><b>Sold</b> <b>RS \$2,950,000</b></p>
<p>4 9 SYCAMORE PLACE PALM BEACH QLD 4221</p> 	<p> <span>🏠 5</span> <span>🚗 3</span> <span>🚘 3</span> <span>📏 607m<sup>2</sup></span> <span>📏 465m<sup>2</sup></span>            Year Built 1970 DOM 24            Sold Date 22-Feb-24 Distance 0.89km            First Listing -            Last Listing -         </p>	<p><b>Sold</b> <b>\$2,665,000</b></p>

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](http://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.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

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.