































Comparable Sales

1	49 COOLIBAH DRIVE PALM BEACH QLD 4221	Sold \$1,400,000
	<p>  3  2  1  616m²  130m² Year Built 1980 DOM 18 Sold Date 12-Mar-24 Distance 0.54km First Listing \$669,000 Last Listing \$669,000 </p>	
2	15 JAPONICA DRIVE PALM BEACH QLD 4221	Sold \$1,450,000
	<p>  3  2  2  783m²  116m² Year Built - DOM 8 Sold Date 06-Apr-24 Distance 0.02km First Listing Auction Last Listing Under Contract </p>	
3	3 SYCAMORE PLACE PALM BEACH QLD 4221	Sold \$1,450,000
	<p>  3  1  2  607m²  154m² Year Built 1985 DOM 13 Sold Date 10-Jun-24 Distance 0.72km First Listing Expressions Of Interest Closing 18th June Last Listing Expression of Interest </p>	
4	37 SPINDLE STREET PALM BEACH QLD 4221	Sold \$1,500,000
	<p>  3  2  1  849m²  149m² Year Built 1978 DOM 47 Sold Date 12-Mar-24 Distance 0.2km First Listing Offers Over \$1,595,000 Last Listing Offers Over \$1,595,000 </p>	
5	68 TWENTY FIFTH AVENUE PALM BEACH QLD 4221	Sold \$1,650,000
	<p>  4  2  2  506m²  110m² Year Built 1985 DOM 79 Sold Date 27-May-24 Distance 1.19km First Listing - Last Listing - </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

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