

## Comparable Sales

1	4/2-6 SIMPSONS ROAD CURRUMBIN WATERS QLD 4223	Sold	RS \$891,444
	<b>3</b>  <b>2</b>  <b>1</b>  <b>146m<sup>2</sup></b>  <b>146m<sup>2</sup></b>		
Year Built	1994	DOM	25
Sold Date	29-Dec-25	Distance	0km
First Listing	Price On Request		
Last Listing	Price On Request		
2	6/3 MARANTA STREET ELANORA QLD 4221	Sold	\$940,000
	<b>3</b>  <b>2</b>  <b>1</b>  <b>153m<sup>2</sup></b>  <b>119m<sup>2</sup></b>		
Year Built	1993	DOM	16
Sold Date	21-Oct-25	Distance	1.22km
First Listing	Expressions of Interest		
Last Listing	UNDER CONTRACT		
3	102/43 MURTHA DRIVE ELANORA QLD 4221	Sold	\$940,000
	<b>3</b>  <b>2</b>  <b>2</b>  <b>88m<sup>2</sup></b>  <b>107m<sup>2</sup></b>		
Year Built	1990	DOM	1
Sold Date	25-Sep-25	Distance	0.81km
First Listing	AUCTION		
Last Listing	AUCTION		
4	43/15 SIMPSONS ROAD ELANORA QLD 4221	Sold	RS \$995,000
	<b>3</b>  <b>2</b>  <b>1</b>  <b>92m<sup>2</sup></b>  <b>124m<sup>2</sup></b>		
Year Built	1995	DOM	45
Sold Date	09-Jan-26	Distance	0.29km
First Listing	Offers Over \$940,000		
Last Listing	\$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 Cotality

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