

**20 ALLAWAH AVENUE PALM BEACH QLD 4221**

Prepared on 31st October 2024

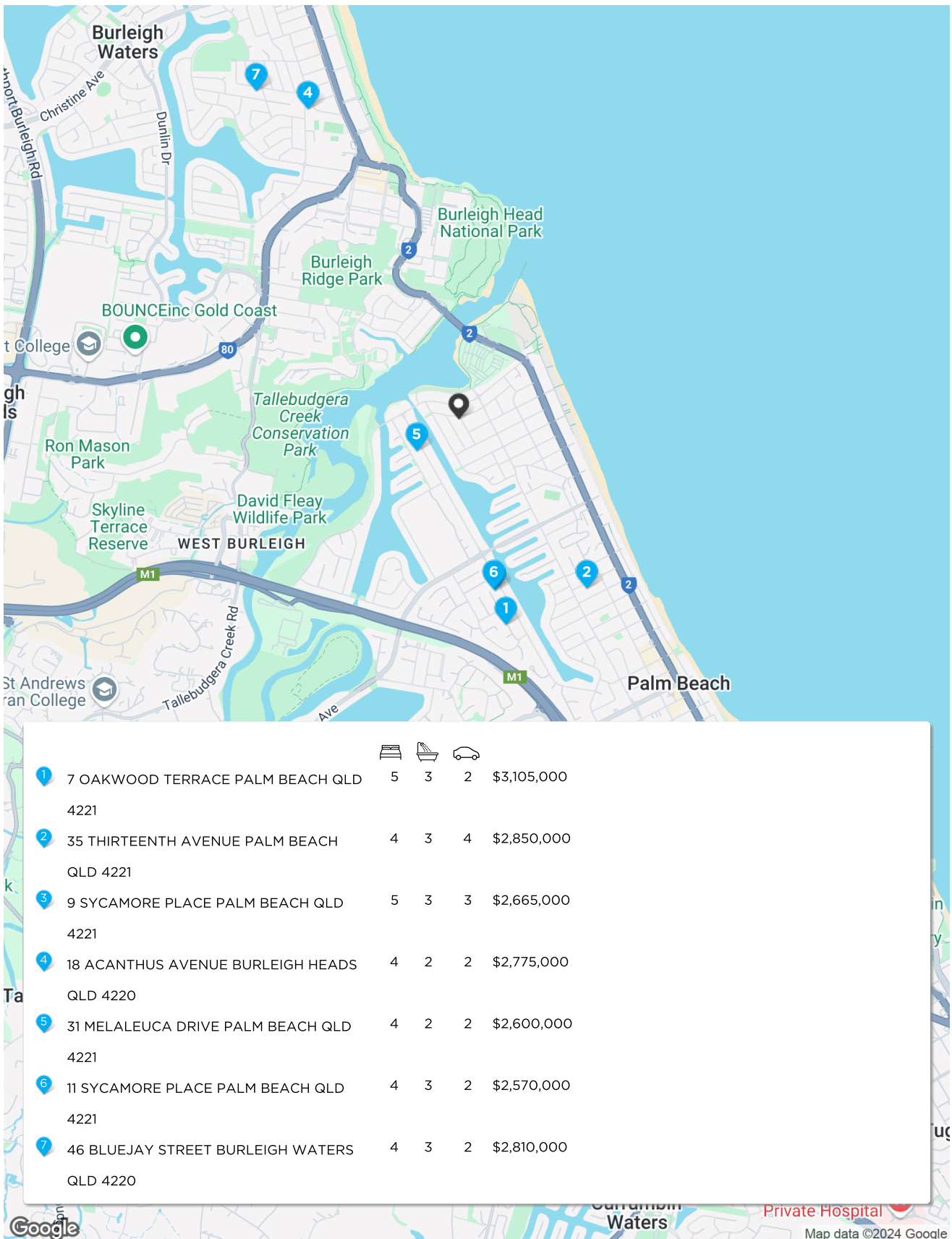
**Josh Willatt**  
**MCGRATH PALM BEACH**

17 Sixth Avenue  
PALM BEACH QLD 4221

m: 0405654015

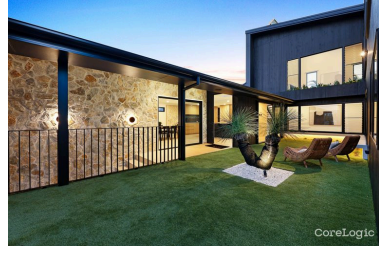
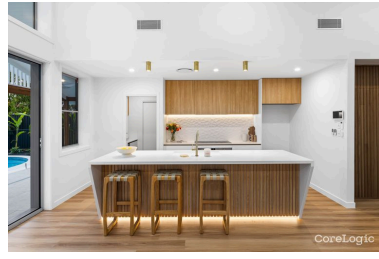
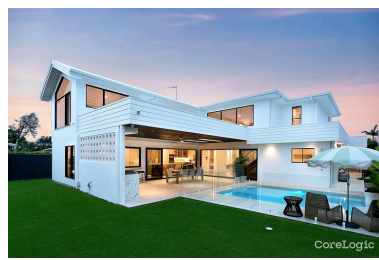

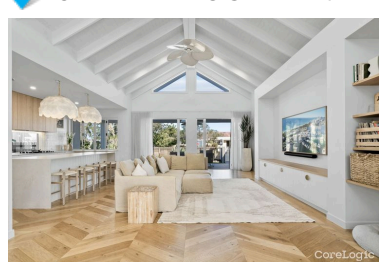
[joshwillatt@mcgrath.com.au](mailto:joshwillatt@mcgrath.com.au)

## Comparables Map: Sales



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

## Recent Sales

1	7 OAKWOOD TERRACE PALM BEACH QLD 4221	<b>Sold</b> <b>\$3,105,000</b>
	<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 14-Jul-24 Distance 1.49km            First Listing Auction Sunday July 14th Onsite            Last Listing SOLD at Auction         </p>	
2	35 THIRTEENTH AVENUE PALM BEACH QLD 4221	<b>Sold</b> <b>\$2,850,000</b>
	<p> <span>🏠 4</span> <span>🚰 3</span> <span>🚗 4</span> <span>📏 680m<sup>2</sup></span> <span>📏 240m<sup>2</sup></span>            Year Built 1977 DOM 93            Sold Date 01-Nov-23 Distance 1.5km            First Listing Expressions of Interest            Last Listing Offers over \$2,850,000         </p>	
3	9 SYCAMORE PLACE PALM BEACH QLD 4221	<b>Sold</b> <b>\$2,665,000</b>
	<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 1.24km            First Listing -            Last Listing -         </p>	
4	18 ACANTHUS AVENUE BURLEIGH HEADS QLD 4220	<b>Sold</b> <b>\$2,775,000</b>
	<p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 607m<sup>2</sup></span> <span>📏 360m<sup>2</sup></span>            Year Built 1950 DOM 25            Sold Date 04-Oct-24 Distance 2.39km            First Listing Auction            Last Listing -         </p>	
5	31 MELALEUCA DRIVE PALM BEACH QLD 4221	<b>Sold</b> <b>\$2,600,000</b>
	<p> <span>🏠 4</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 611m<sup>2</sup></span> <span>📏 210m<sup>2</sup></span>            Year Built 2022 DOM 26            Sold Date 11-Aug-24 Distance 0.37km            First Listing Offers Over \$2,800,000            Last Listing \$2,600,000         </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


## Recent Sales

**6** 11 SYCAMORE PLACE PALM BEACH QLD 4221 **Sold** **\$2,570,000**



🏠 4 🚗 3 🚘 2 📏 607m<sup>2</sup> 📏 278m<sup>2</sup>  
 Year Built 1985 DOM 20  
 Sold Date 12-Jun-24 Distance 1.22km  
 First Listing -  
 Last Listing -

**7** 46 BLUEJAY STREET BURLEIGH WATERS QLD 4220 **Sold** <sup>RS</sup> **\$2,810,000**



🏠 4 🚗 3 🚘 2 📏 607m<sup>2</sup> 📏 238m<sup>2</sup>  
 Year Built 2023 DOM 33  
 Sold Date 18-Oct-24 Distance 2.68km  
 First Listing -  
 Last Listing SOLD BY ROSS!

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