

**2/46 TWENTY FOURTH AVENUE PALM BEACH QLD 4221**

Prepared on 26th May 2025

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

17 Sixth Avenue  
PALM BEACH QLD 4221

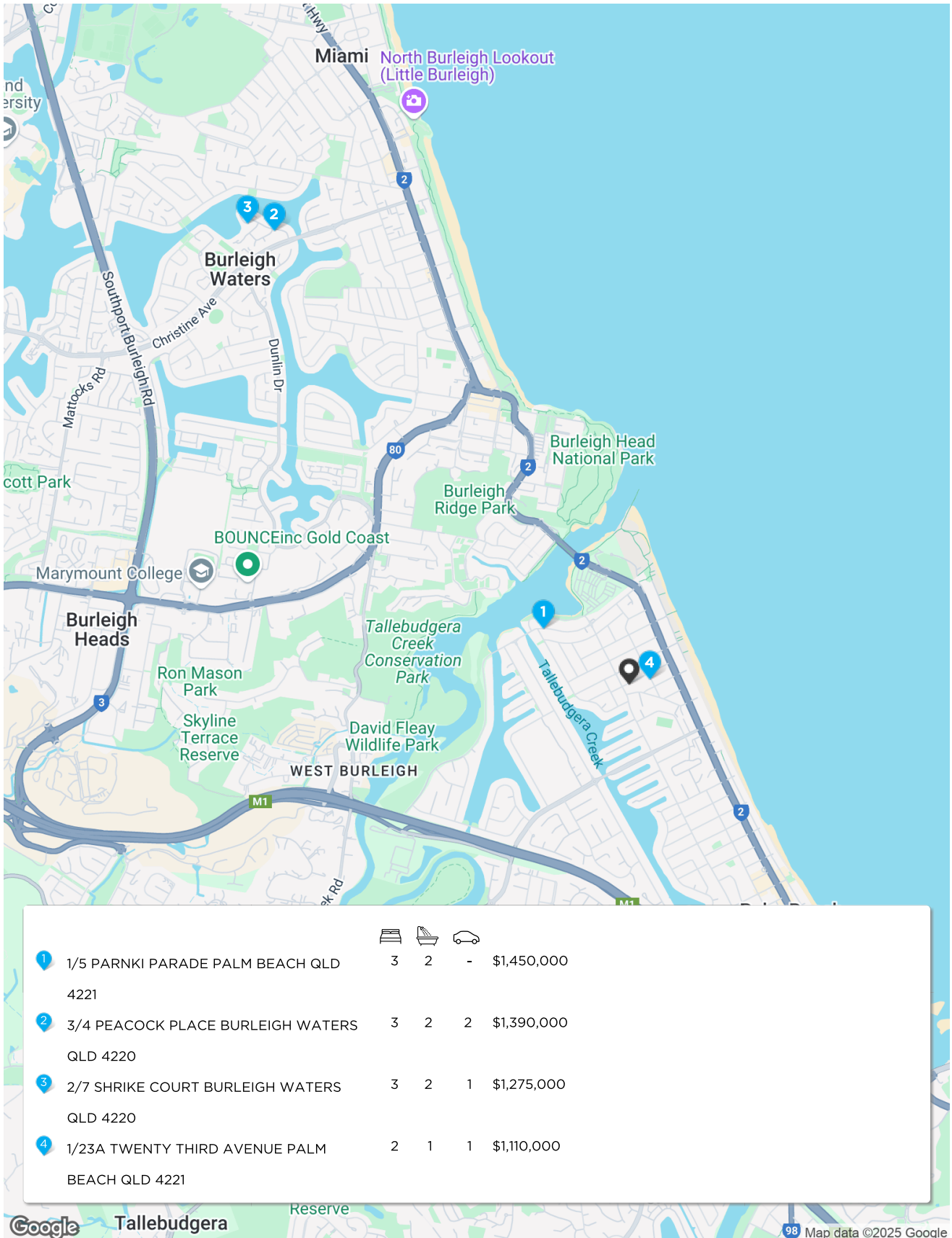
m: 0405654015

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

## Floor Plan













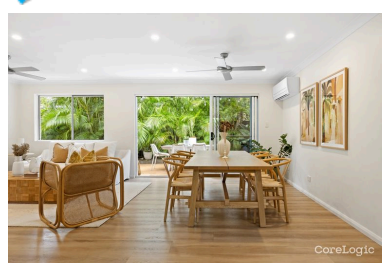





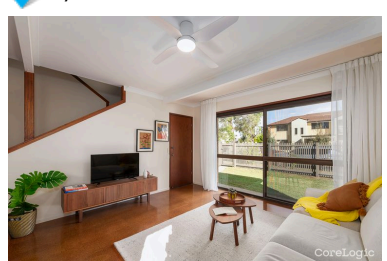







## Comparables Map: Sales



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

## Recent Sales

1	1/5 PARNKI PARADE PALM BEACH QLD 4221	<b>Sold</b> <b>\$1,450,000</b>
	<p>  3  2  -  102m<sup>2</sup>  83m<sup>2</sup>            Year Built 1981 DOM 14            Sold Date 13-Dec-24 Distance 0.69km            First Listing Expressions of Interest            Last Listing Expressions of Interest         </p>	
2	3/4 PEACOCK PLACE BURLEIGH WATERS QLD 4220	<b>Sold</b> <b>\$1,390,000</b>
	<p>  3  2  2  384m<sup>2</sup>  182m<sup>2</sup>            Year Built 1983 DOM 20            Sold Date 29-Jan-25 Distance 4km            First Listing Auction            Last Listing Auction         </p>	
3	2/7 SHRIKE COURT BURLEIGH WATERS QLD 4220	<b>Sold</b> <b>\$1,275,000</b>
	<p>  3  2  1  283m<sup>2</sup>  100m<sup>2</sup>            Year Built 1985 DOM 18            Sold Date 07-Apr-25 Distance 4.15km            First Listing Contact agent            Last Listing \$1,275,000         </p>	
4	1/23A TWENTY THIRD AVENUE PALM BEACH QLD 4221	<b>Sold</b> <b>\$1,110,000</b>
	<p>  2  1  1  146m<sup>2</sup>  118m<sup>2</sup>            Year Built 1975 DOM 44            Sold Date 30-Mar-25 Distance 0.15km            First Listing AUCTION            Last Listing AUCTION         </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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