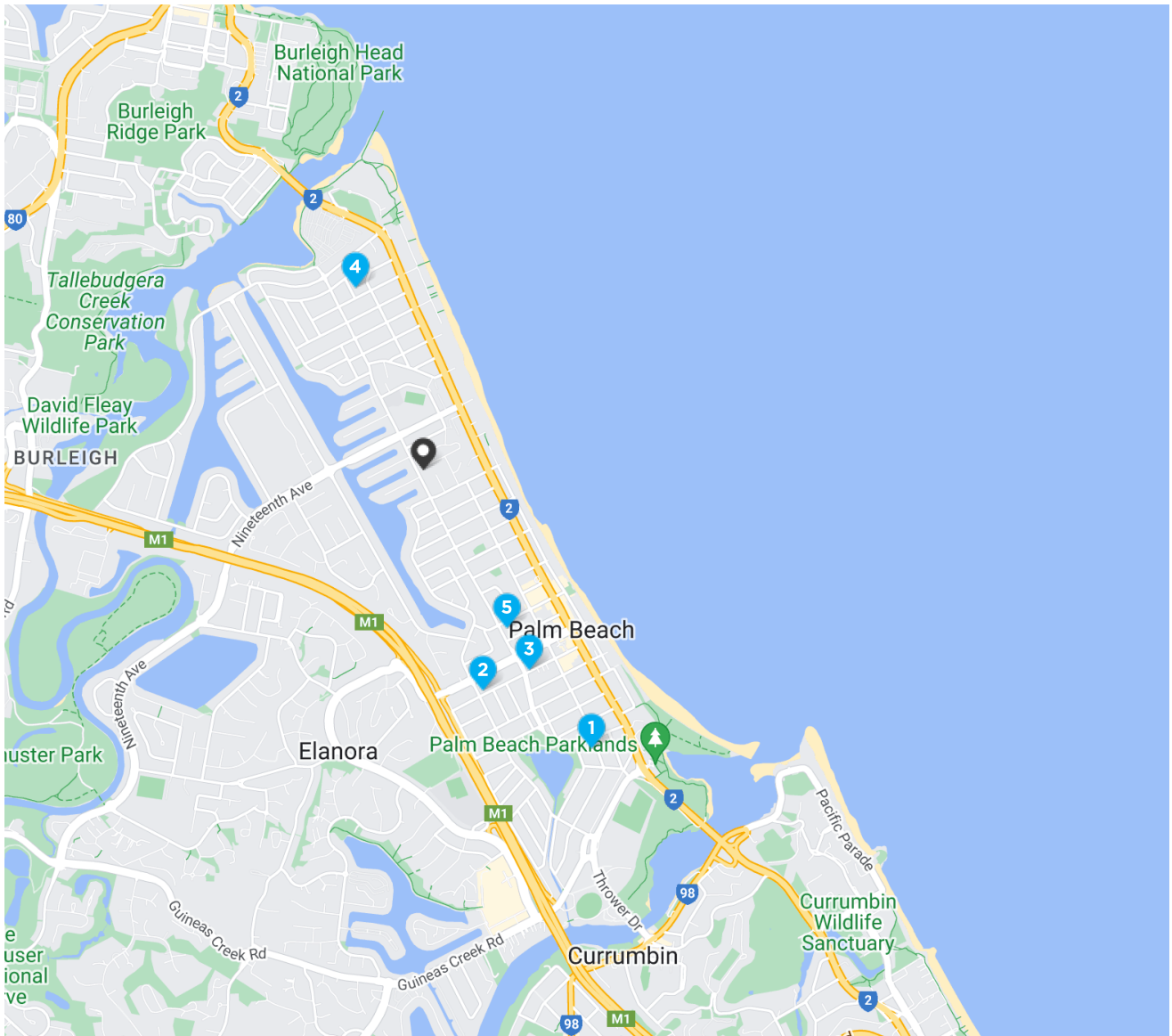


Recent Area Sales








1 1/90 LEYTE AVENUE PALM BEACH QLD 4221	4	2	1	\$1,370,000
2 LOT 2/95 TAHITI AVENUE PALM BEACH QLD 4221	3	2	-	\$1,390,000
3 51 PHILIPPINE PARADE PALM BEACH QLD 4221	4	2	2	\$1,515,000
4 2/37 TWENTY SEVENTH AVENUE PALM BEACH QLD 4221	3	3	2	\$1,520,000
5 LOT 1/45 SIXTH AVENUE PALM BEACH QLD 4221	3	2	4	\$1,550,000

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

Recent Area Sales

<p>1 1/90 LEYTE AVENUE PALM BEACH QLD 4221</p> 	<p> 4 2 1 - 171m² Year Built 2005 DOM 25 Sold Date 16-Oct-23 Distance 1.86km First Listing - Last Listing - </p>	<p>Sold \$1,370,000</p>
<p>2 LOT 2/95 TAHITI AVENUE PALM BEACH QLD 4221</p> 	<p> 3 2 - 195m² - Year Built - DOM - Sold Date 10-Dec-23 Distance 1.32km First Listing - Last Listing - </p>	<p>Sold \$1,390,000</p>
<p>3 51 PHILIPPINE PARADE PALM BEACH QLD 4221</p> 	<p> 4 2 2 255m² 146m² Year Built 2009 DOM 21 Sold Date 09-May-23 Distance 1.3km First Listing Auction Last Listing Contact Agent </p>	<p>Sold \$1,515,000</p>
<p>4 2/37 TWENTY SEVENTH AVENUE PALM BEACH QLD 4221</p> 	<p> 3 3 2 189m² - Year Built - DOM 71 Sold Date 22-Jan-24 Distance 1.08km First Listing \$1,489,000 + + Last Listing Offers above \$1,540,000 </p>	<p>Sold \$1,520,000</p>
<p>5 LOT 1/45 SIXTH AVENUE PALM BEACH QLD 4221</p> 	<p> 3 2 4 202m² 136m² Year Built 2023 DOM 248 Sold Date 04-Mar-24 Distance 1.03km First Listing Offers Over \$1,595,000 Last Listing 1,575,000 </p>	<p>Sold \$1,550,000</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

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