


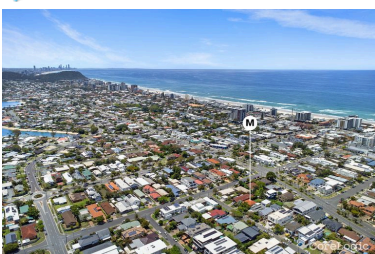


Comparable Sales

1	70 TWENTY FIFTH AVENUE PALM BEACH QLD 4221	Sold	RS UN \$1,900,000
	4 2 2 2 506m ² 180m ² Year Built 1985 DOM 20 Sold Date 18-Jun-24 Distance 2.15km First Listing - Last Listing -		
2	1/87 TAHITI AVENUE PALM BEACH QLD 4221	Sold	RS UN \$1,900,000
	4 2 2 2 232m ² 212m ² Year Built 2019 DOM 36 Sold Date 28-Mar-24 Distance 0.12km First Listing Contact Agent Last Listing \$1,900,000		
3	80 THIRD AVENUE PALM BEACH QLD 4221	Sold	RS UN -
	4 2 3 3 519m ² 140m ² Year Built - DOM 22 Sold Date 29-Jul-24 Distance 0.21km First Listing Contact Agent Last Listing Sold		
4	17 MOROTAI AVENUE PALM BEACH QLD 4221	Sold	RS UN \$1,685,000
	3 1 - - 506m ² 133m ² Year Built 1980 DOM 67 Sold Date 02-Aug-24 Distance 0.06km First Listing - Last Listing -		

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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