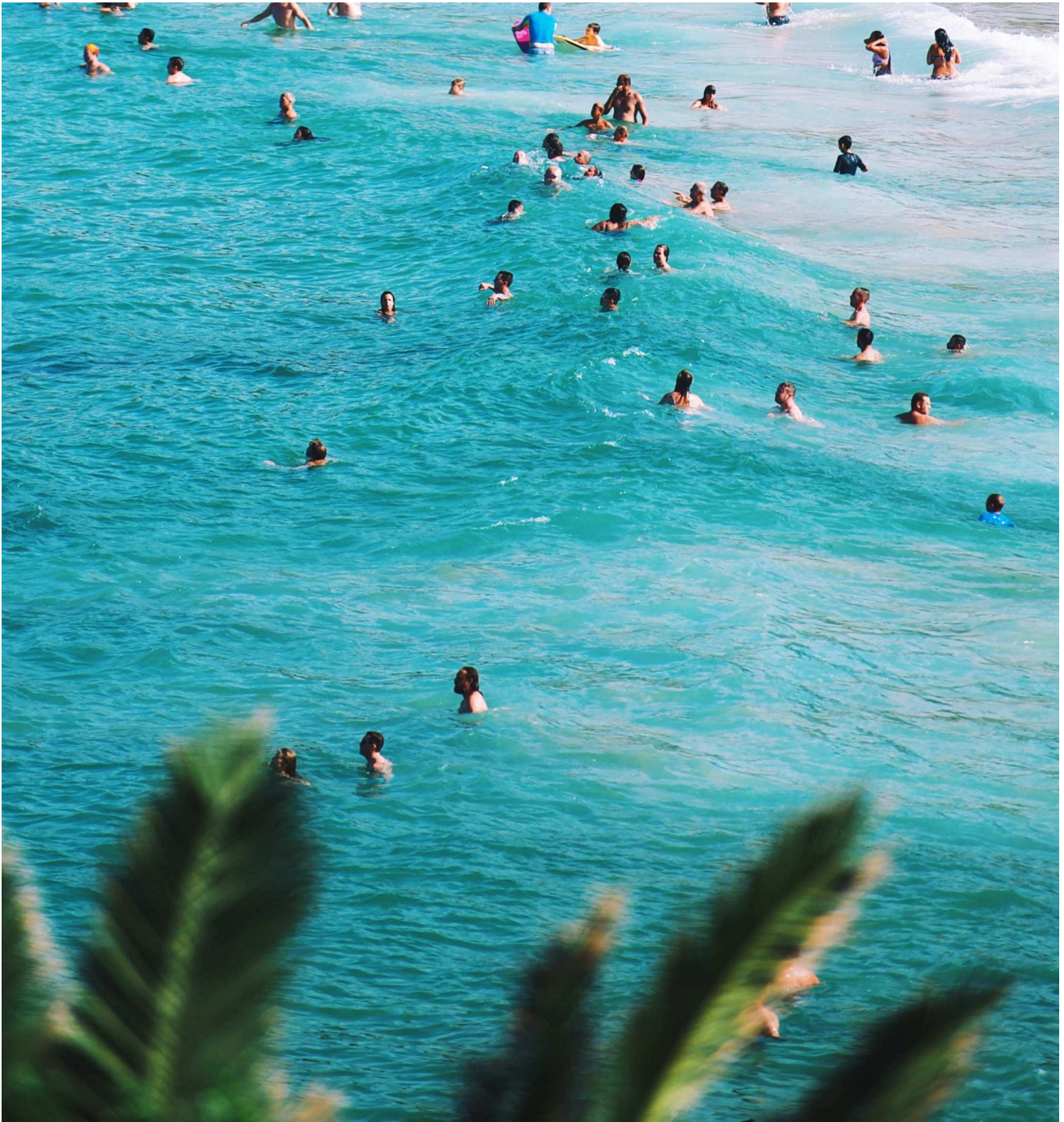


CMA

McGrath



1/3 FEATHERWOOD CLOSE BURLEIGH WATERS QLD 4220

Prepared on 2nd August 2024

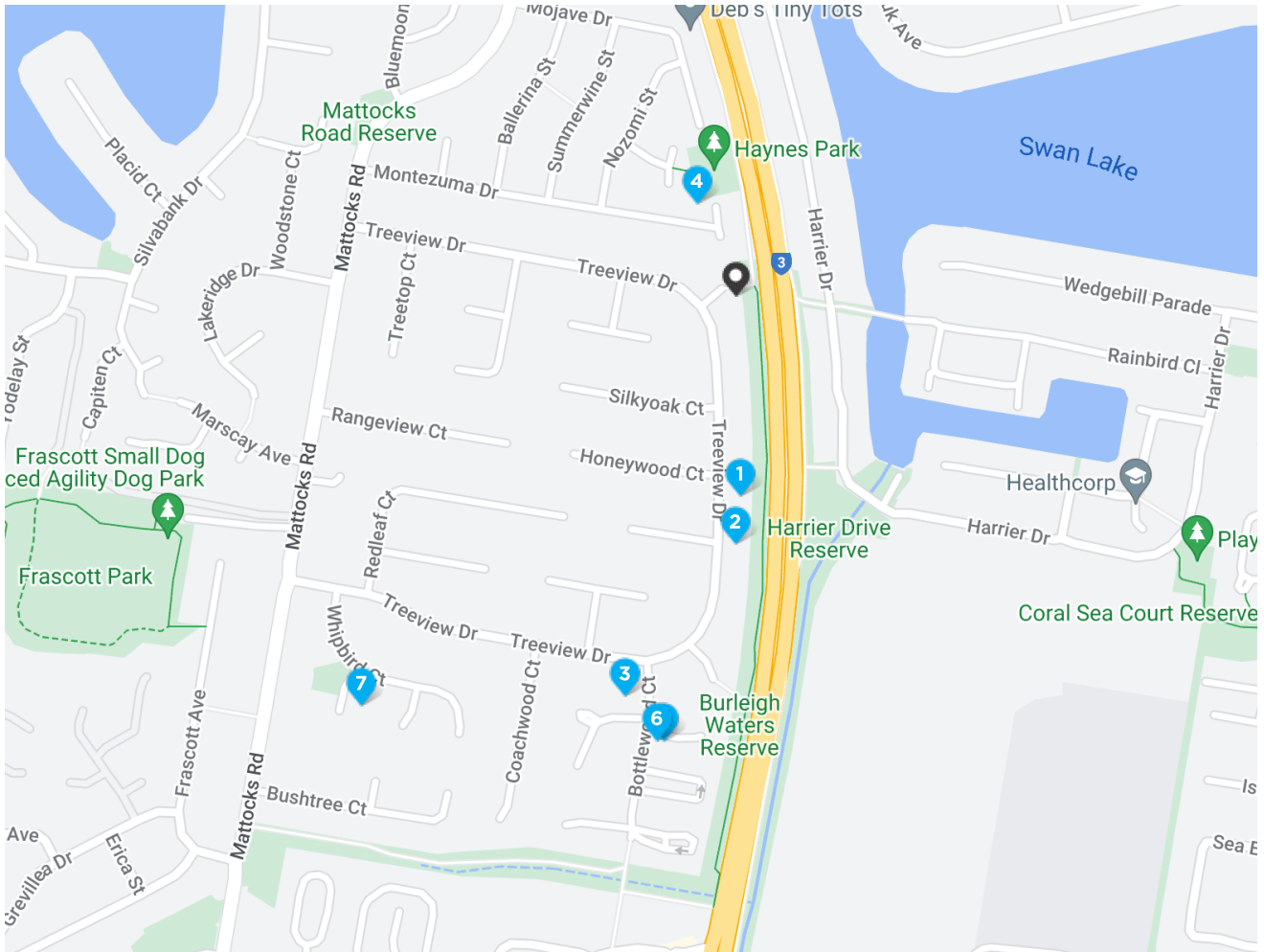
Tyler Clark
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

m: 0429226364

tylerclark@mcgrath.com


Comparables Map: Sales




				
1 1/63 TREEVIEW DRIVE BURLEIGH WATERS QLD 4220	3	1	2	\$806,000
2 1/57 TREEVIEW DRIVE BURLEIGH WATERS QLD 4220	2	1	1	\$835,000
3 1/1 ELWOOD COURT BURLEIGH WATERS QLD 4220	2	1	1	\$815,000
4 2/40 MONTEZUMA DRIVE BURLEIGH WATERS QLD 4220	2	1	1	\$770,000
5 1/1 FLORA CLOSE BURLEIGH WATERS QLD 4220	2	1	2	\$915,000
6 2/1 FLORA CLOSE BURLEIGH WATERS QLD 4220	2	1	2	\$880,000
7 2/4 VALMAI COURT BURLEIGH WATERS QLD 4220	2	1	1	\$835,000

Recent Sales in the Area


- 1** 1/63 TREEVIEW DRIVE BURLEIGH WATERS QLD 4220 **Sold** ^{RS} **\$806,000**



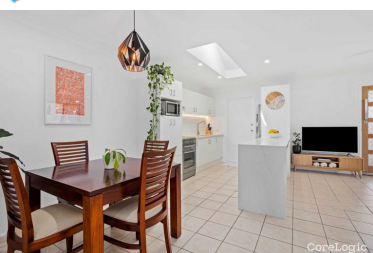
🏠 3 🚿 1 🚗 2 📏 - 📏 107m²
 Year Built 1987 DOM 42
 Sold Date 02-Jul-24 Distance 0.27km
 First Listing Offers Over \$850,000
 Last Listing \$806,000
- 2** 1/57 TREEVIEW DRIVE BURLEIGH WATERS QLD 4220 **Sold** ^{RS} **\$835,000**



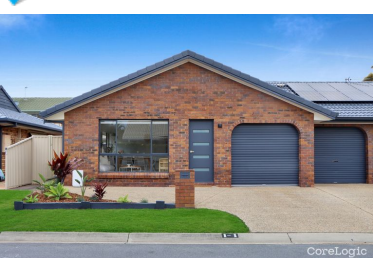
🏠 2 🚿 1 🚗 1 📏 - 📏 93m²
 Year Built 1989 DOM 55
 Sold Date 01-Jul-24 Distance 0.33km
 First Listing Auction
 Last Listing Offers Over \$830,000
- 3** 1/1 ELWOOD COURT BURLEIGH WATERS QLD 4220 **Sold** ^{RS} **\$815,000**



🏠 2 🚿 1 🚗 1 📏 - 📏 90m²
 Year Built 1990 DOM 11
 Sold Date 26-Jul-24 Distance 0.55km
 First Listing Offers Over \$820,000
 Last Listing Under Contract
- 4** 2/40 MONTEZUMA DRIVE BURLEIGH WATERS QLD 4220 **Sold** **\$770,000**



🏠 2 🚿 1 🚗 1 📏 225m² 📏 65m²
 Year Built 1994 DOM 151
 Sold Date 21-Feb-24 Distance 0.13km
 First Listing Offers Above \$829,000
 Last Listing Contact Agent
- 5** 1/1 FLORA CLOSE BURLEIGH WATERS QLD 4220 **Sold** **\$915,000**



🏠 2 🚿 1 🚗 2 📏 - 📏 87m²
 Year Built 1985 DOM 17
 Sold Date 20-Nov-23 Distance 0.6km
 First Listing Contact Agent
 Last Listing Contact Agent

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 in the Area

6 2/1 FLORA CLOSE BURLEIGH WATERS QLD 4220 **Sold** **\$880,000**



🛏️ 2 🚿 1 🚗 2 🏠 - 📏 90m²
 Year Built 1987 DOM 48
 Sold Date 19-Jan-24 Distance 0.6km
 First Listing Contact Agent
 Last Listing Offers Over \$895,000

7 2/4 VALMAI COURT BURLEIGH WATERS QLD 4220 **Sold** **\$835,000**



🛏️ 2 🚿 1 🚗 1 🏠 112m² 📏 116m²
 Year Built 1994 DOM 43
 Sold Date 19-Feb-24 Distance 0.73km
 First Listing Auction
 Last Listing Auction

Disclaimer

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