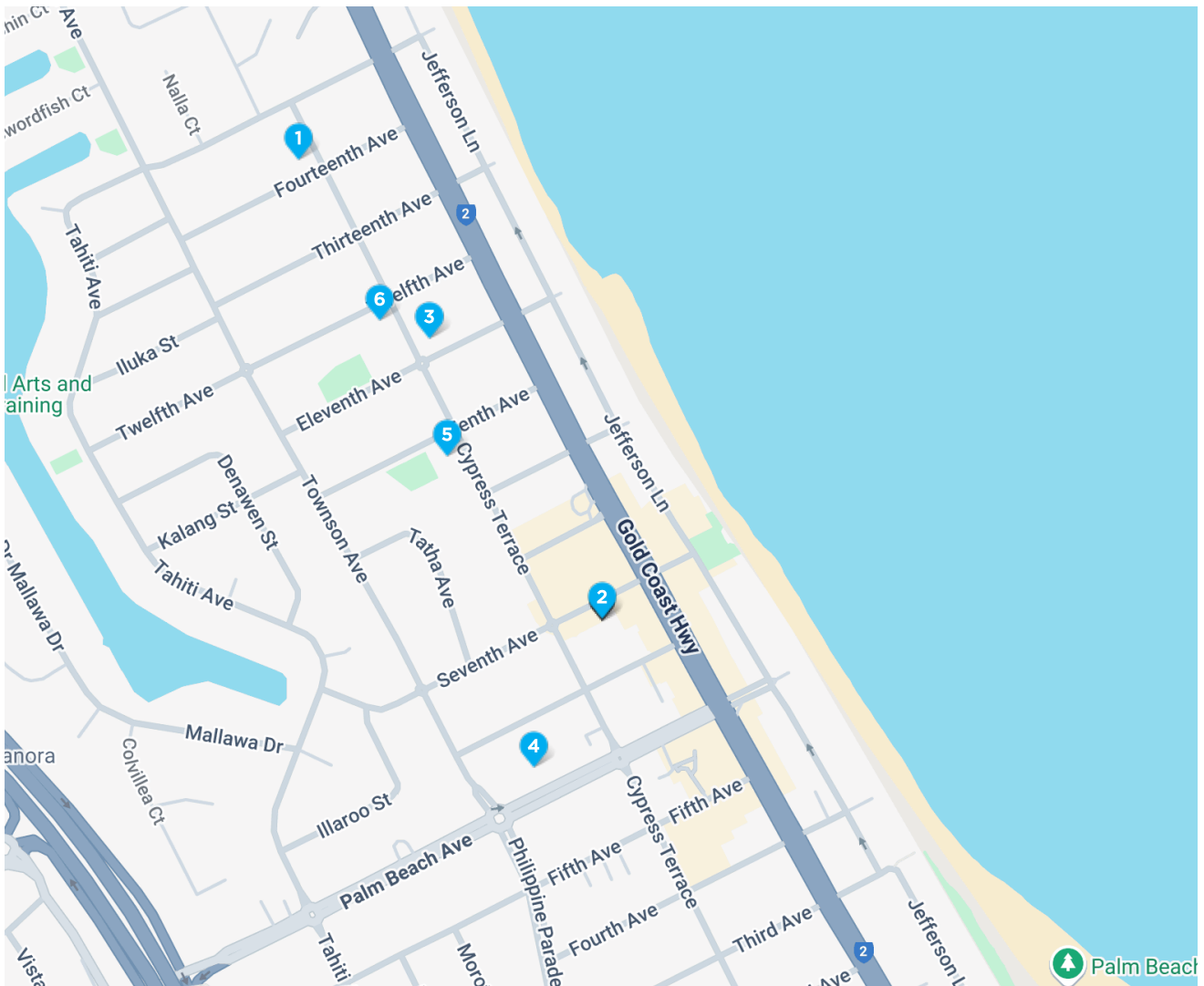


## Comparables Map: Sales




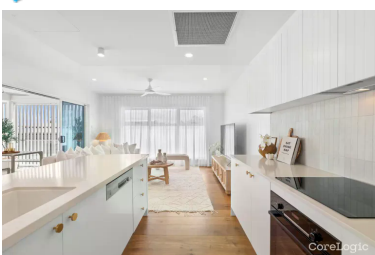



				
1 3/17 FOURTEENTH AVENUE PALM BEACH QLD 4221	-	-	-	\$1,482,500
2 2/12 SEVENTH AVENUE PALM BEACH QLD 4221	3	2	2	\$1,580,000
3 LOT 1/177 CYPRESS TERRACE PALM BEACH BEACH QLD 4221	-	-	-	\$1,645,000
4 3/39 PALM BEACH AVENUE PALM BEACH QLD 4221	3	3	2	\$1,790,000
5 2/152 CYPRESS TERRACE PALM BEACH QLD 4221	4	2	1	\$1,800,000
6 1/184 CYPRESS TERRACE PALM BEACH QLD 4221	3	2	2	\$1,875,000

Google  Reserve  Map data ©2025 Google

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

## Comparable Sales

1	3/17 FOURTEENTH AVENUE PALM BEACH QLD 4221	<b>Sold</b> <b>\$1,482,500</b>
	🏠 - 🚤 - 🚗 - 📏 196m <sup>2</sup> 🏠 - Year Built - DOM - Sold Date 03-Sep-24 Distance 0.76km First Listing - Last Listing -	
2	2/12 SEVENTH AVENUE PALM BEACH QLD 4221	<b>Sold</b> <sup>RS</sup> <sup>UN</sup> <b>\$1,580,000</b>
	🏠 3 🚤 2 🚗 2 📏 219m <sup>2</sup> 🏠 127m <sup>2</sup> Year Built 2020 DOM 52 Sold Date 05-Jun-25 Distance 0km First Listing \$1675000.00 Last Listing \$1675000.00	
3	LOT 1/177 CYPRESS TERRACE PALM BEACH QLD 4221	<b>Sold</b> <b>\$1,645,000</b>
	🏠 - 🚤 - 🚗 - 📏 205m <sup>2</sup> 🏠 139m <sup>2</sup> Year Built 2015 DOM 118 Sold Date 04-Feb-25 Distance 0.46km First Listing Make An Offer Last Listing Make An Offer	
4	3/39 PALM BEACH AVENUE PALM BEACH QLD 4221	<b>Sold</b> <sup>RS</sup> <b>\$1,790,000</b>
	🏠 3 🚤 3 🚗 2 📏 224m <sup>2</sup> 🏠 146m <sup>2</sup> Year Built 2022 DOM 182 Sold Date 02-Jul-25 Distance 0.23km First Listing Offers Over \$1,825,000 Last Listing Offers Over \$1,799,000	
5	2/152 CYPRESS TERRACE PALM BEACH QLD 4221	<b>Sold</b> <b>\$1,800,000</b>
	🏠 4 🚤 2 🚗 1 📏 201m <sup>2</sup> 🏠 138m <sup>2</sup> Year Built 2017 DOM - Sold Date 04-Jan-25 Distance 0.31km 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

## Comparable Sales

6 1/184 CYPRESS TERRACE PALM BEACH QLD 4221



3 2 2 237m<sup>2</sup> 201m<sup>2</sup>  
Year Built 2015 DOM 23  
Sold Date 14-Aug-24 Distance 0.51km  
First Listing Auction On Site Friday 23 August at 9am  
Last Listing Sold Prior to Auction - \$1,875,000

**Sold \$1,875,000**

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.