































## Comparable Sales

1	9/91 BIENVENUE DRIVE CURRUMBIN WATERS QLD 4223	<b>Sold</b> <b>\$725,000</b>
	<p>  3  1  1  -  130m<sup>2</sup>            Year Built 1995 DOM 30            Sold Date 08-Mar-24 Distance 0.01km            First Listing AUCTION            Last Listing AUCTION         </p>	
2	11/91 BIENVENUE DRIVE CURRUMBIN WATERS QLD 4223	<b>Sold</b> <b>\$777,500</b>
	<p>  3  2  2  -  98m<sup>2</sup>            Year Built 1995 DOM 26            Sold Date 10-Mar-23 Distance 0.02km            First Listing \$810,000            Last Listing \$810,000         </p>	
3	3/71 MITCHELL AVENUE CURRUMBIN QLD 4223	<b>Sold</b> <b>\$810,000</b>
	<p>  3  1  1  -  96m<sup>2</sup>            Year Built 1992 DOM 28            Sold Date 22-Mar-24 Distance 1.22km            First Listing Contact Agent            Last Listing Offers Over \$800,000         </p>	
4	24/2-6 SIMPSONS ROAD CURRUMBIN WATERS QLD 4223	<b>Sold</b> <b>\$835,000</b>
	<p>  3  2  1  169m<sup>2</sup>  124m<sup>2</sup>            Year Built 1995 DOM 47            Sold Date 10-May-24 Distance 2.79km            First Listing Offers Over \$799,00            Last Listing SOLD BY SERENA WILSON         </p>	
5	1/8 JANAL PLACE CURRUMBIN WATERS QLD 4223	<b>Sold</b> <b>\$868,000</b>
	<p>  3  2  1  -  147m<sup>2</sup>            Year Built 1995 DOM 20            Sold Date 11-Mar-24 Distance 0.6km            First Listing New to Market!            Last Listing Offers above \$829,000         </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


## Comparable Sales

**6** 16/7 BORDER DRIVE NORTH CURRUMBIN WATERS QLD 4223 **Sold** **\$900,000**



🛏️ 3 🚿 2 🚗 2 🏠 160m<sup>2</sup> 🏡 115m<sup>2</sup>  
 Year Built 2017 DOM 34  
 Sold Date 28-Feb-24 Distance 0.23km  
 First Listing Auction  
 Last Listing Sold

**7** 22/9 BORDER DRIVE NORTH CURRUMBIN WATERS QLD 4223 **Sold** **\$928,000**



🛏️ 3 🚿 2 🚗 2 🏠 187m<sup>2</sup> 🏡 -  
 Year Built - DOM -  
 Sold Date 09-Mar-24 Distance 0.34km  
 First Listing -  
 Last Listing -