

Recent Sales in the Area



1/35 LEYTE AVENUE PALM BEACH QLD 4221

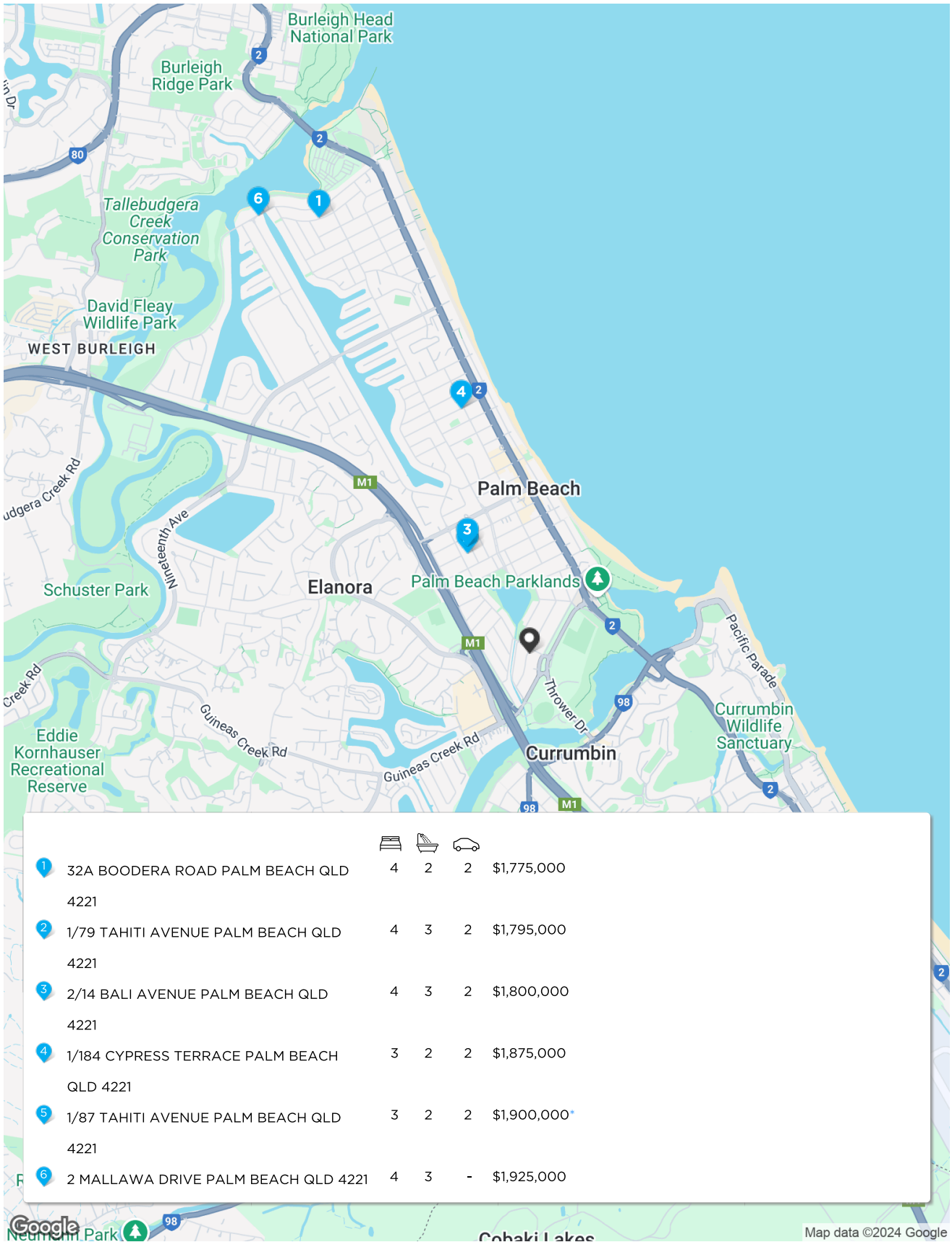
Prepared on 14th October 2024

Andy Hogarth & Lisa Kosch
MCGRATH PALM BEACH

17 Sixth Avenue
PALM BEACH QLD 4221

w: 0418778352


Recent Area Sales




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

Sales in the Area


- 1** 32A BOODERA ROAD PALM BEACH QLD 4221 **Sold** ^{RS} \$1,775,000




🏠 4 🚤 2 🚗 2 📏 199m² 📐 212m²
 Year Built - DOM 209
 Sold Date 02-Oct-24 Distance 3.36km
 First Listing -
 Last Listing \$1,775,000
- 2** 1/79 TAHITI AVENUE PALM BEACH QLD 4221 **Sold** \$1,795,000




🏠 4 🚤 3 🚗 2 📏 265m² 📐 229m²
 Year Built 2016 DOM 31
 Sold Date 12-Apr-24 Distance 0.81km
 First Listing -
 Last Listing -
- 3** 2/14 BALI AVENUE PALM BEACH QLD 4221 **Sold** \$1,800,000



🏠 4 🚤 3 🚗 2 📏 270m² 📐 -
 Year Built - DOM 21
 Sold Date 18-Dec-23 Distance 0.85km
 First Listing Contact Agent
 Last Listing Contact Agent
- 4** 1/184 CYPRESS TERRACE PALM BEACH QLD 4221 **Sold** ^{RS} \$1,875,000



🏠 3 🚤 2 🚗 2 📏 302m² 📐 237m²
 Year Built 2015 DOM 23
 Sold Date 14-Aug-24 Distance 1.76km
 First Listing Auction On Site Friday 23 August at 9am
 Last Listing Sold Prior to Auction - \$1,875,000
- 5** 1/87 TAHITI AVENUE PALM BEACH QLD 4221 **Sold** \$1,900,000*







🏠 3 🚤 2 🚗 2 📏 521m² 📐 212m²
 Year Built - DOM 80
 Sold Date - Distance -
 First Listing Offers Over \$1,050,000
 Last Listing Offers Over \$1,050,000

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

Sales in the Area

6 2 MALLAWA DRIVE PALM BEACH QLD 4221



4  3  -  320m²  197m²
Year Built 2015 DOM 9
Sold Date 30-May-24 Distance 3.58km
First Listing -
Last Listing -

Sold ^{RS} \$1,925,000

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. 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

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 for any loss or damage arising in connection with the data and information contained in this publication.