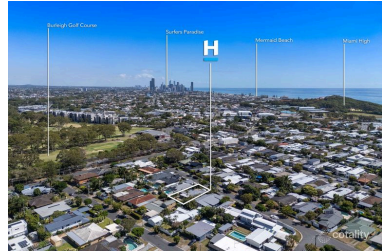
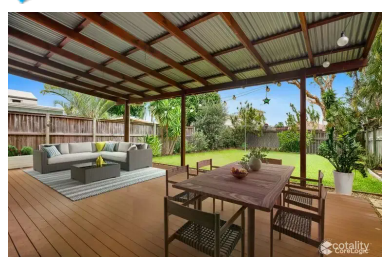


Comparable Sales

1	12 LESLEY AVENUE MIAMI QLD 4220	Sold \$1,700,000	
	3 1 5 508m ² 143m ²	Year Built 1965 DOM 1	Sold Date 17-Feb-26 Distance 0.47km
	First Listing UNDER CONTRACT	Last Listing UNDER CONTRACT	
2	66 SUNSHINE PARADE MIAMI QLD 4220	Sold \$1,750,000	
	4 1 1 405m ² 105m ²	Year Built 1972 DOM 45	Sold Date 16-Apr-26 Distance 0.38km
	First Listing \$1,750,000	Last Listing Contact Agent	
3	14 PARADISE AVENUE MIAMI QLD 4220	Sold \$1,810,000	
	3 1 2 405m ² 97m ²	Year Built 1973 DOM -	Sold Date 06-May-26 Distance 0.42km
	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 Cotality