


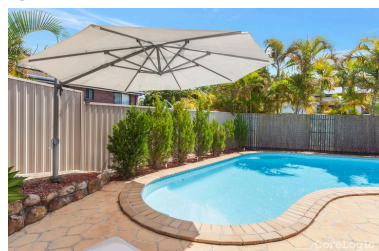
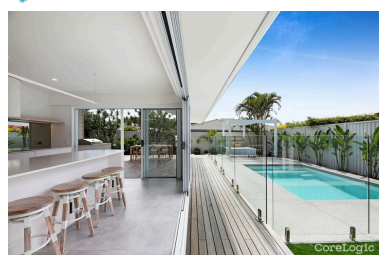


## Comparable Sales

1	26 ANTHONY DRIVE BURLEIGH WATERS QLD 4220	Sold \$1,750,000
	<p> <span>🏠</span> 4 <span>🚿</span> 3 <span>🚗</span> 4 <span>📏</span> 661m<sup>2</sup> <span>🏠</span> 356m<sup>2</sup>            Year Built 1980 DOM 103            Sold Date 18-Mar-24 Distance 0.76km            First Listing Offers Over 2,050,000            Last Listing UNDER OFFER         </p>	
2	18 MANAKIN AVENUE BURLEIGH WATERS QLD 4220	Sold \$1,725,000
	<p> <span>🏠</span> 4 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 1,019m<sup>2</sup> <span>🏠</span> 229m<sup>2</sup>            Year Built 1985 DOM 123            Sold Date 16-Apr-24 Distance 0.75km            First Listing Offers over \$1,685,000            Last Listing Offers over \$1,685,000         </p>	
3	24 MANAKIN AVENUE BURLEIGH WATERS QLD 4220	Sold \$1,820,000
	<p> <span>🏠</span> 3 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 643m<sup>2</sup> <span>🏠</span> 205m<sup>2</sup>            Year Built 1985 DOM 11            Sold Date 19-Jul-24 Distance 0.7km            First Listing Contact Agent            Last Listing Contact Agent         </p>	
4	26 LUTANA AVENUE MIAMI QLD 4220	Sold \$2,000,000
	<p> <span>🏠</span> 4 <span>🚿</span> 2 <span>🚗</span> 6 <span>📏</span> 709m<sup>2</sup> <span>🏠</span> 263m<sup>2</sup>            Year Built 1989 DOM 50            Sold Date 23-Apr-24 Distance 0.78km            First Listing Offers over \$1,195,000            Last Listing Offers over \$1,195,000         </p>	
5	35 NUTHATCH STREET BURLEIGH WATERS QLD 4220	Sold \$2,300,000
	<p> <span>🏠</span> 4 <span>🚿</span> 2 <span>🚗</span> 3 <span>📏</span> 603m<sup>2</sup> <span>🏠</span> 289m<sup>2</sup>            Year Built 1998 DOM 67            Sold Date 07-May-24 Distance 0.61km            First Listing Contact Agent            Last Listing Offers Over \$2,195,000         </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