











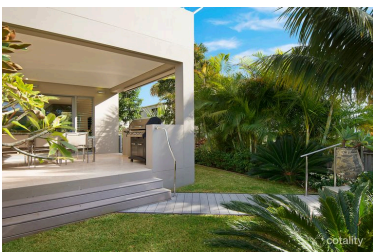







## Comparable Sales

1	204/102 DARLEY STREET WEST BAYVIEW NSW 2104	<b>Sold</b> <b>\$3,700,000</b>
	<p>  3  2  2  211m<sup>2</sup>  -            Year Built 2012 DOM -            Sold Date 20-Mar-26 Distance 1.34km            First Listing -            Last Listing -         </p>	
2	12/60 BEACONSFIELD STREET NEWPORT NSW 2106	<b>Sold</b> <b>\$4,225,000</b>
	<p>  3  2  2  381m<sup>2</sup>  -            Year Built - DOM 107            Sold Date 01-Jul-24 Distance 0.12km            First Listing Auction Guide \$4,900,000            Last Listing Price Guide: \$4,200,000         </p>	
3	1/147-149 DARLEY STREET WEST MONA VALE NSW 2103	<b>Sold</b> <b>\$3,700,000</b>
	<p>  3  2  2  2,458m<sup>2</sup>  373m<sup>2</sup>            Year Built 2009 DOM 9            Sold Date 30-Jan-26 Distance 1.44km            First Listing Auction            Last Listing Auction         </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 Cotality

## Disclaimer

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