





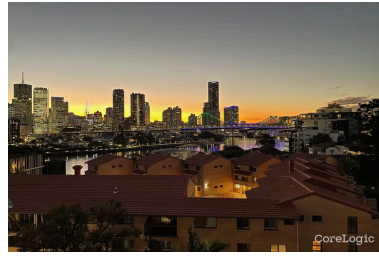





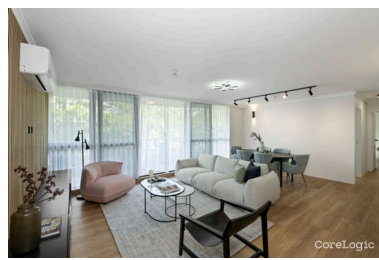











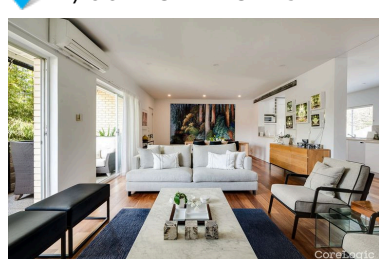







Comparable Sales

1	2/12 GRIFFITH STREET NEW FARM QLD 4005	Sold \$1,040,000
	<p>  2  1  1  138m²  118m² Year Built 1982 DOM 76 Sold Date 03-Dec-24 Distance 0km First Listing Under Offer Last Listing Under Offer </p>	
2	18/133 MORAY STREET NEW FARM QLD 4005	Sold \$1,200,000
	<p>  2  2  2  118m²  81m² Year Built 1982 DOM 76 Sold Date 25-Oct-24 Distance 0.33km First Listing Price Guide \$1.3 - \$1.4M Last Listing Price Guide \$1.3 - \$1.4M </p>	
3	103/146-150 OXLADE DRIVE NEW FARM QLD 4005	Sold ^{RS} \$1,475,000
	<p>  2  2  1  122m²  122m² Year Built 1995 DOM 28 Sold Date 19-Nov-24 Distance 0.39km First Listing Auction Last Listing For Sale </p>	
4	5/27 MOUNTFORD ROAD NEW FARM QLD 4005	Sold \$1,220,000
	<p>  2  2  1  183m²  115m² Year Built 1976 DOM 20 Sold Date 18-Oct-24 Distance 0.43km First Listing CONTACT AGENT Last Listing UNDER OFFER </p>	
5	4/99 MORETON STREET NEW FARM QLD 4005	Sold \$1,415,000
	<p>  3  2  1  193m²  138m² Year Built 1971 DOM 5 Sold Date 26-Sep-24 Distance 0.46km First Listing For Sale Last Listing For Sale </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 1/484 BOWEN TERRACE NEW FARM QLD 4005



2 2 2 150m²

Year Built 1993

Sold Date 04-Oct-24

First Listing Auction In Room

Last Listing SOLD

83m²

DOM 25

Distance 0.57km

Sold

\$1,245,000

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