




Comparable Sales

1	1 SILVERASPEN GROVE POTTSVILLE NSW 2489	Sold ^{RS} \$1,750,000
	<p> 🏠 7 🚰 4 🚗 4 📏 790m² 🏠 194m² Year Built 2021 DOM - Sold Date 30-May-24 Distance 0.47km First Listing - Last Listing - </p>	
2	24 BOTTLEBRUSH DRIVE POTTSVILLE NSW 2489	Sold \$1,800,000
	<p> 🏠 4 🚰 3 🚗 2 📏 751m² 🏠 204m² Year Built 2010 DOM 10 Sold Date 22-Dec-23 Distance 0.44km First Listing Just Listed! Last Listing SOLD BY JAMIE & JESSE WILMEN </p>	
3	27 MARSUPIAL DRIVE POTTSVILLE NSW 2489	Sold \$1,900,000
	<p> 🏠 5 🚰 2 🚗 2 📏 800m² 🏠 237m² Year Built 2007 DOM 158 Sold Date 04-Apr-23 Distance 0.4km First Listing Immediate Expressions of Interest Sought Last Listing Price Guide \$1,925,000 </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

Disclaimer

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

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.