











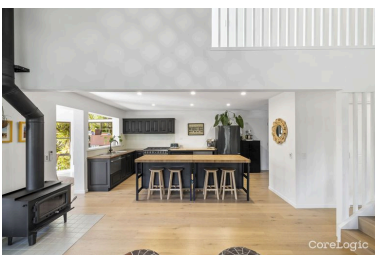



















## Comparable Sales

1	19 BERRIMBILLAH COURT OCEAN SHORES NSW 2483	Sold	\$2,025,000*
	<p>  4  2  2  1,664m<sup>2</sup>  173m<sup>2</sup>            Year Built - DOM 117            Sold Date 29-Feb-24 Distance 0.06km            First Listing \$850,000            Last Listing \$810,000         </p>		
2	18 BERRIMBILLAH COURT OCEAN SHORES NSW 2483	Sold	RS \$1,680,000
	<p>  4  2  2  725m<sup>2</sup>  117m<sup>2</sup>            Year Built - DOM 81            Sold Date 28-Nov-24 Distance 0.1km            First Listing Price Guide - \$1,695,000            Last Listing Price Guide - \$1,695,000         </p>		
3	37 GLORIA STREET SOUTH GOLDEN BEACH NSW 2483	Sold	\$1,625,000
	<p>  4  2  2  620m<sup>2</sup>  167m<sup>2</sup>            Year Built 1983 DOM 33            Sold Date 27-Aug-24 Distance 0.09km            First Listing \$1.695M - \$1.85M            Last Listing \$1.55M - \$1.675M         </p>		
4	16 ELOURA COURT OCEAN SHORES NSW 2483	Sold	\$1,700,000
	<p>  3  2  2  882m<sup>2</sup>  178m<sup>2</sup>            Year Built 1990 DOM 135            Sold Date 29-Aug-24 Distance 0.11km            First Listing Just Listed            Last Listing Under Contract         </p>		
5	6 LARELAR COURT OCEAN SHORES NSW 2483	Sold	\$1,680,000
	<p>  4  2  1  835m<sup>2</sup>  141m<sup>2</sup>            Year Built - DOM 89            Sold Date 29-Aug-24 Distance 0.77km            First Listing Just Listed            Last Listing Under Contract         </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