



25 COOCHIN AVENUE NARANGBA QLD 4504

Prepared on 7th February 2025

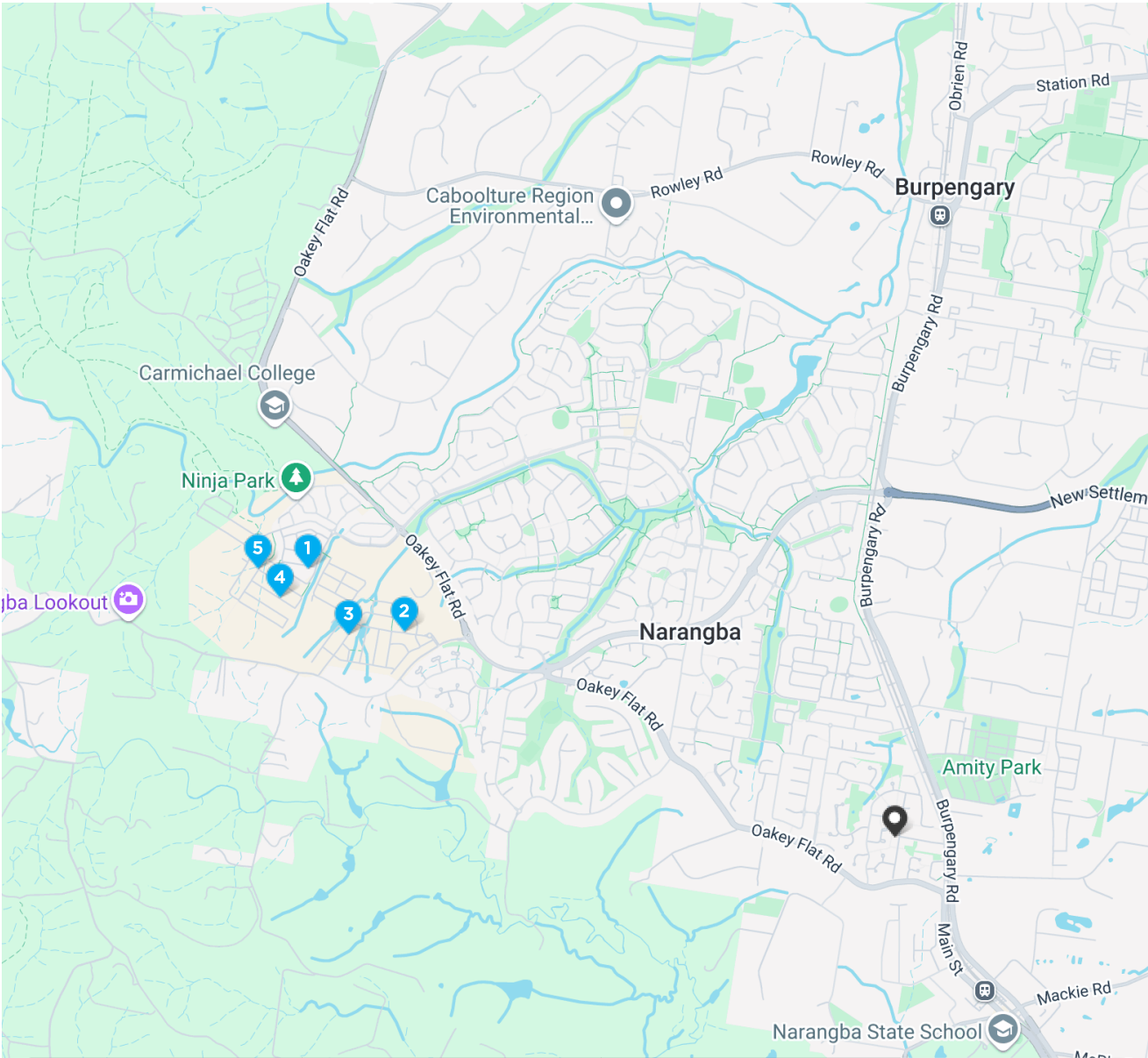





**Brooklyn Ayre**  
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# Comparables Map: Sales



























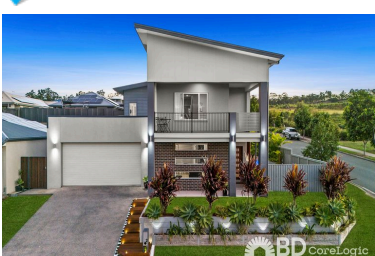





				
1 28 SPLENDID PARADE NARANGBA QLD 4504	4	2	2	\$1,060,000
2 23 RIDGE PARADE NARANGBA QLD 4504	4	2	2	\$1,040,000
3 30 SIDE CREEK PARADE NARANGBA QLD 4504	4	2	2	\$1,032,000
4 65 PALATIAL CRESCENT NARANGBA QLD 4504	5	3	2	\$1,062,500
5 2 PALATIAL CRESCENT NARANGBA QLD 4504	4	3	2	\$1,300,000



Map data ©2025 Google

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

1	28 SPLENDID PARADE NARANGBA QLD 4504	<b>Sold</b> <b>\$1,060,000</b>
	<p>  4  2  2  600m<sup>2</sup>  206m<sup>2</sup>            Year Built 2019 DOM 39            Sold Date 26-Nov-24 Distance 3.73km            First Listing JUST LISTED            Last Listing IN CONTRACT         </p>	
2	23 RIDGE PARADE NARANGBA QLD 4504	<b>Sold</b> <b>\$1,040,000</b>
	<p>  4  2  2  448m<sup>2</sup>  220m<sup>2</sup>            Year Built 2020 DOM 73            Sold Date 21-Feb-24 Distance 3.06km            First Listing Offers Over \$1,050,000            Last Listing Under Offer by AQUA         </p>	
3	30 SIDE CREEK PARADE NARANGBA QLD 4504	<b>Sold</b> <b>\$1,032,000</b>
	<p>  4  2  2  678m<sup>2</sup>  205m<sup>2</sup>            Year Built 2021 DOM 86            Sold Date 11-Apr-24 Distance 3.36km            First Listing -            Last Listing -         </p>	
4	65 PALATIAL CRESCENT NARANGBA QLD 4504	<b>Sold</b> <b>\$1,062,500</b>
	<p>  5  3  2  450m<sup>2</sup>  302m<sup>2</sup>            Year Built 2021 DOM 38            Sold Date 17-Sep-24 Distance 3.81km            First Listing Expression of Interest            Last Listing Contact Agent         </p>	
5	2 PALATIAL CRESCENT NARANGBA QLD 4504	<b>Sold</b> <b>\$1,300,000</b>
	<p>  4  3  2  600m<sup>2</sup>  309m<sup>2</sup>            Year Built 2020 DOM 33            Sold Date 19-Jun-24 Distance 3.99km            First Listing -            Last Listing -         </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

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