



2 SWEETGUM PLACE KIRWAN QLD 4817

Prepared on 18th June 2025

Craig Currie
PLUM PARTNERS

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TARINGA QLD 4068
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The Proprietor
Sweetgum Place
Kirwan QLD 4817

18th June 2025

Dear Reader,
Thank you for the opportunity to appraise your property at 2 SWEETGUM PLACE KIRWAN QLD 4817

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Craig Currie
e: craig@propertytownsville.com.au
m: 0428149000

Your Property

2 SWEETGUM PLACE KIRWAN QLD 4817

6 

2 

4 

804m² 

216m² 

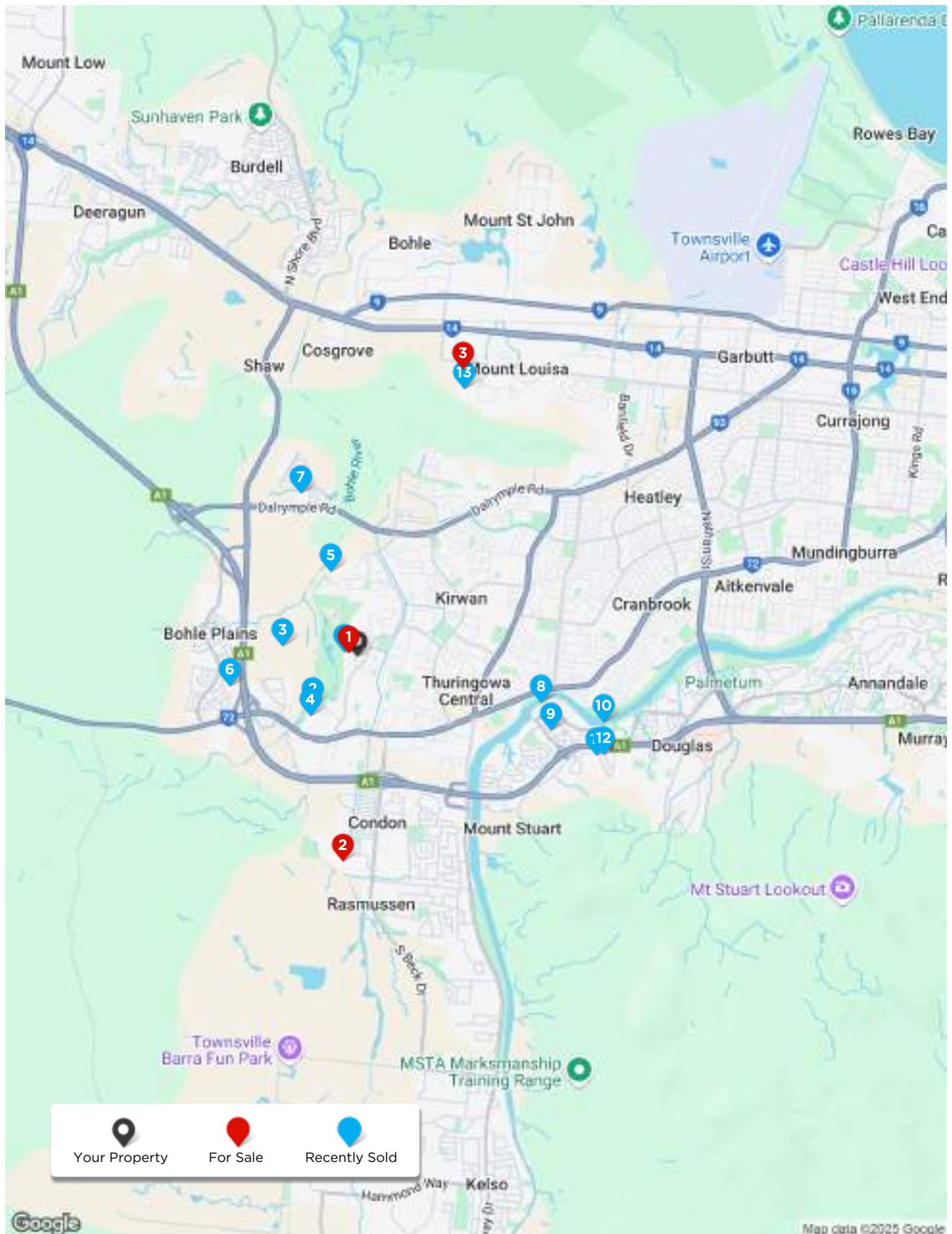


Your Property History

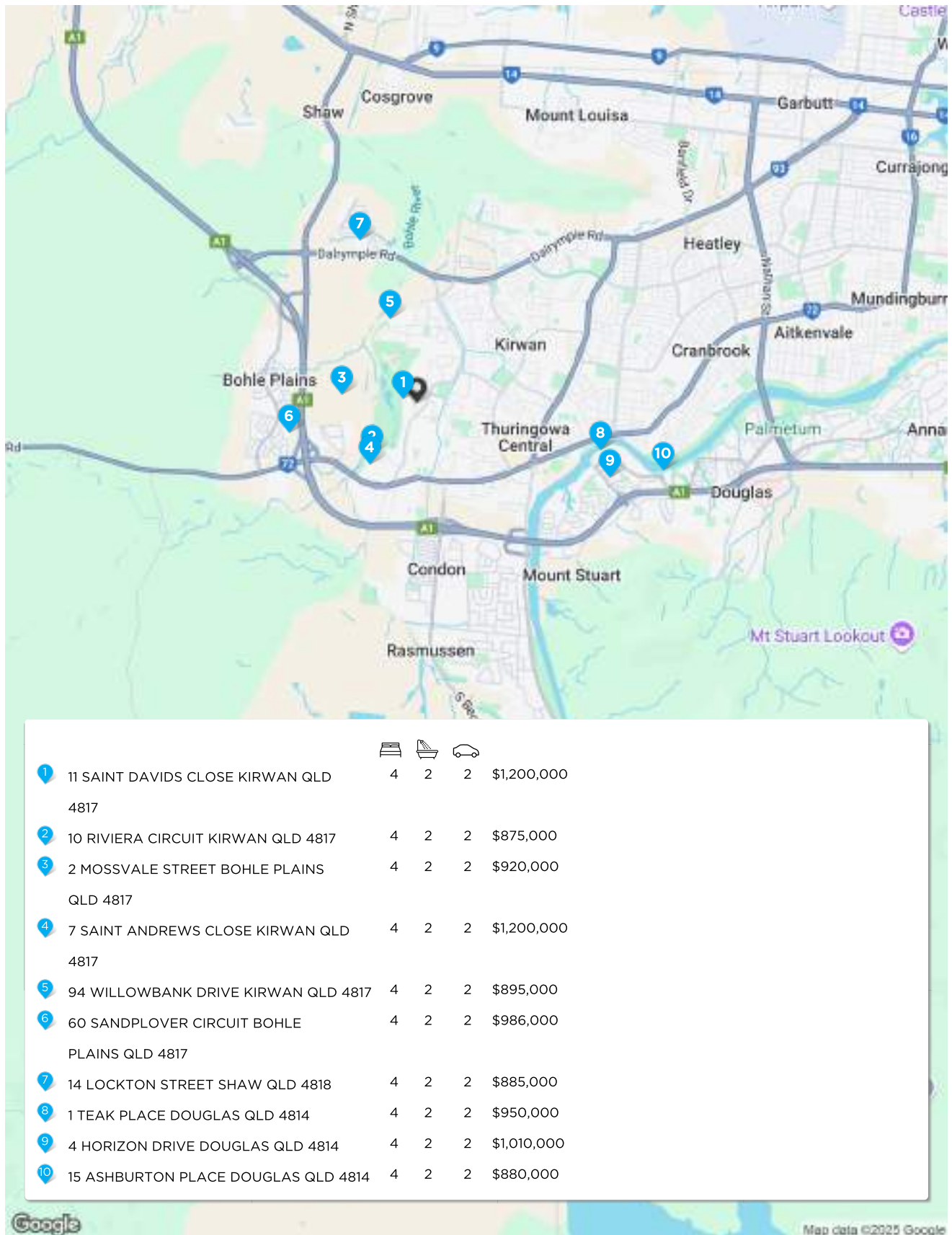
- 18 Jun, 2025 - Listed for sale as Auction On Site
- 19 Jun, 2012 - Sold for \$487,500
- 19 Oct, 2011 - Listed for sale at \$505,000
- 18 Jan, 2007 - Sold for \$400,000
- 7 Oct, 2006 - Listed for sale as Not Disclosed
- 31 Jan, 1999 - Sold for \$60,000

Introducing Craig Currie

Comparables Map: Sales & Listings



Comparables Map: Sales



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

Comparable Sales

1 11 SAINT DAVIDS CLOSE KIRWAN QLD 4817

Sold	\$1,200,000
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 4  2  2  801m ²	 317m ²		
Year Built	2002	DOM	49
Sold Date	14-Aug-24	Distance	0.19km
First Listing	\$1,290,000 neg		
Last Listing	Under Contract with Walter Van Ruth		

2 10 RIVIERA CIRCUIT KIRWAN QLD 4817

Sold	\$875,000
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 4  2  2  1,009m²  232m²
 Year Built 2005 DOM 38
 Sold Date 02-Nov-24 Distance 1.02km
 First Listing Offers over \$950,000
 Last Listing Offers over \$899,000

3 2 MOSSVALE STREET BOHLE PLAINS QLD 4817

Sold	\$920,000
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 4	 2	 2	 714m ²	 180m ²
Year Built	2024		DOM	10
Sold Date	18-Feb-25		Distance	1.1km
First Listing	\$925,000			
Last Listing	\$925,000			

4 7 SAINT ANDREWS CLOSE KIRWAN QLD 4817

Sold	\$1,200,000
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 4	 2	 2	 4,034m ²	 260m ²
Year Built	1989		DOM	71
Sold Date	24-Nov-24		Distance	1.16km
First Listing	-			
Last Listing	-			

5 94 WILLOWBANK DRIVE KIRWAN QLD 4817

Sold	\$895,000
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 4	 2	 2	 799m ²	 216m ²
Year Built	2016	DOM	78	
Sold Date	25-Oct-24	Distance	1.29km	
First Listing	-			
Last Listing	\$889,000			

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

Comparable Sales

6

60 SANDPLOVER CIRCUIT BOHLE PLAINS QLD 4817

Comparable Sales

11

6 MOONDANI CLOSE DOUGLAS QLD 4814



4

2

2

827m²

197m²

Year Built

2014

DOM

5

Sold Date

28-Apr-25

Distance

3.92km

First Listing

Offers Over \$929,000

Last Listing

Offers Over \$929,000

Sold

\$953,000

12

11 COORABIN AVENUE DOUGLAS QLD 4814



4

2

2

734m²

328m²

Year Built

2008

DOM

30

Sold Date

13-Nov-24

Distance

4.01km

First Listing

Offers Over \$910,000

Last Listing

Offers Over \$910,000

Sold

\$925,000

13

13 CROMWELL COURT MOUNT LOUISA QLD 4814



4

2

2

700m²

218m²

Year Built

2010

DOM

87

Sold Date

19-Jul-24

Distance

4.28km

First Listing

Offers Over \$899,000

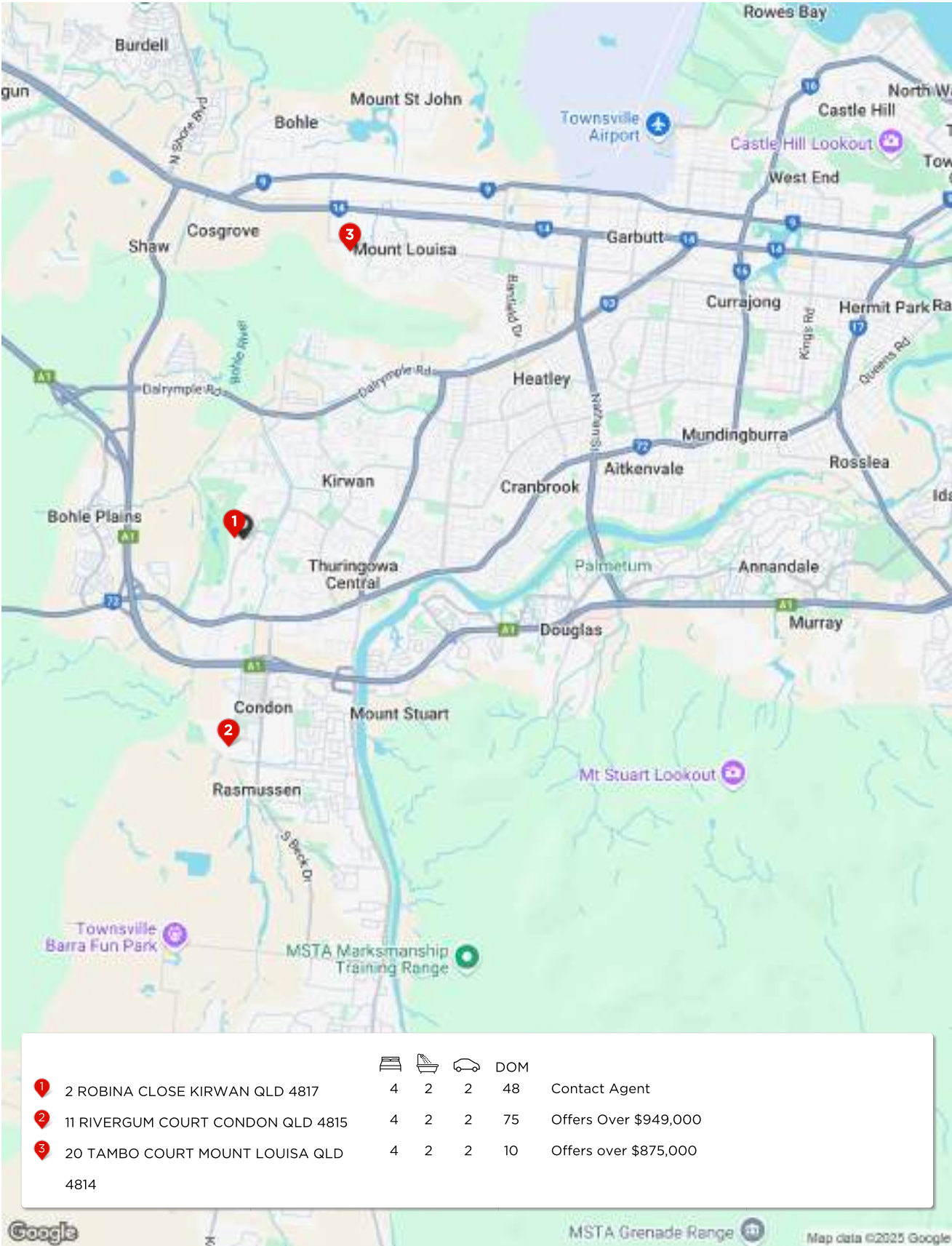
Last Listing

Offers Over \$850,000

Sold

\$860,000

Comparables Map: Listings



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Summary

2 SWEETGUM PLACE KIRWAN QLD 4817



Appraisal price range

Notes from your agent

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