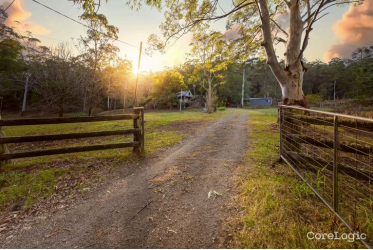



## Comparable Sales


- 1** 2941 NERANG MURWILLUMBAH ROAD NATURAL BRIDGE QLD 4211 **Sold** **\$1,490,000**



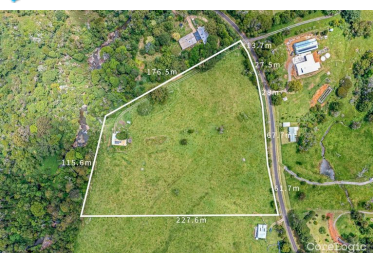
🏠 2 🚤 1 🚗 2 📏 4.05ha 🏠 86m<sup>2</sup>  
 Year Built 1985 DOM 193  
 Sold Date 07-Jan-25 Distance 3.27km  
 First Listing FOR SALE Contact Agent  
 Last Listing Sold by PRD Sarah Ledingham
- 2** 3033 NERANG MURWILLUMBAH ROAD NATURAL BRIDGE QLD 4211 **Sold** **\$1,125,000**




🏠 6 🚤 2 🚗 2 📏 1ha 🏠 143m<sup>2</sup>  
 Year Built 1990 DOM 54  
 Sold Date 16-Dec-24 Distance 2.4km  
 First Listing Contact Agent  
 Last Listing Offers Over \$599,000
- 3** 2952 NERANG MURWILLUMBAH ROAD NATURAL BRIDGE QLD 4211 **Sold** **\$1,450,000**



🏠 4 🚤 2 🚗 6 📏 8.87ha 🏠 278m<sup>2</sup>  
 Year Built 2000 DOM 164  
 Sold Date 20-Dec-24 Distance 3.29km  
 First Listing \$995,000  
 Last Listing Offers over \$899,000
- 4** 62 VELVET DOWNS ROAD SPRINGBROOK QLD 4213 **Sold** **\$1,110,000**



🏠 1 🚤 1 🚗 2 📏 3ha 🏠 92m<sup>2</sup>  
 Year Built 1978 DOM 49  
 Sold Date 25-Sep-24 Distance 4.65km  
 First Listing \$1,500,000  
 Last Listing \$1,500,000
- 5** 25 FORESTRY ROAD SPRINGBROOK QLD 4213 **Sold** **\$1,050,000**



🏠 3 🚤 3 🚗 1 📏 809m<sup>2</sup> 🏠 240m<sup>2</sup>  
 Year Built - DOM 43  
 Sold Date 21-Oct-24 Distance 5.41km  
 First Listing Offers Over \$995,000  
 Last Listing Offers Over \$995,000

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