Comparative Market Analysis

CoreLogic

2 SWEETGUM PLACE KIRWAN QLD 4817

Prepared on **18th June 2025**

Craig Currie
PLUM PARTNERS

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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

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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

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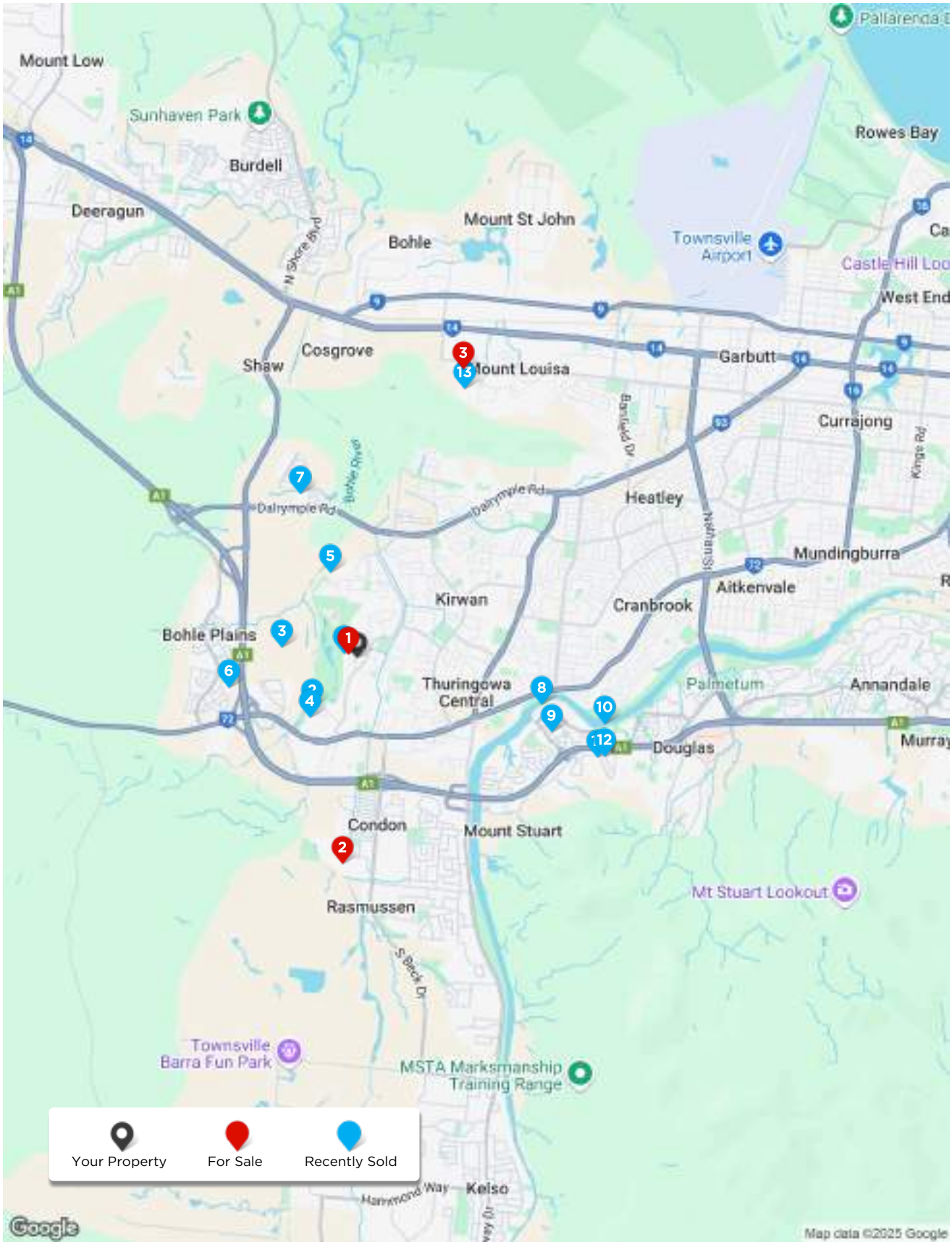
Comparables Map: Sales & Listings



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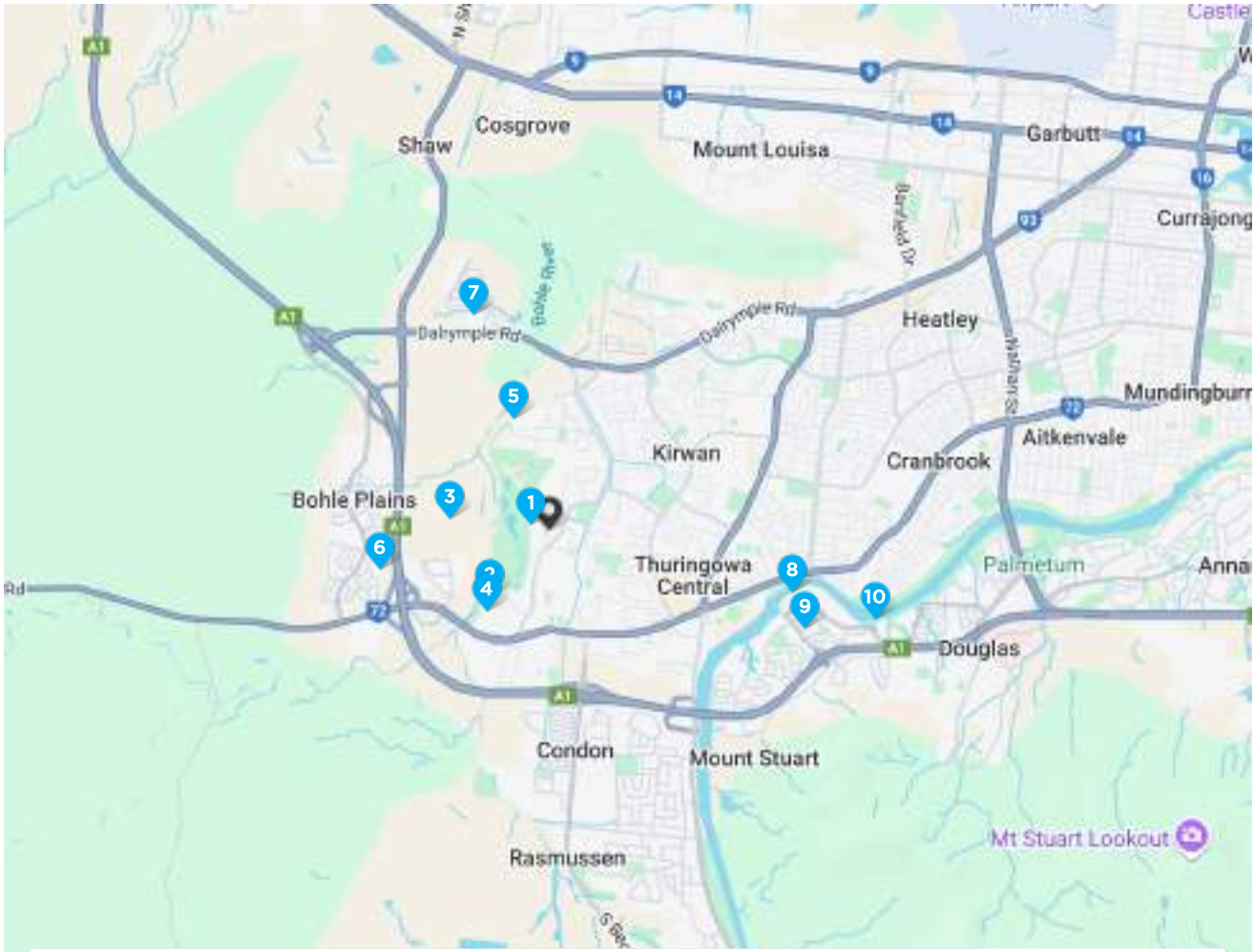
Comparables Map: Sales



1	11 SAINT DAVIDS CLOSE KIRWAN QLD 4817	4	2	2	$1,200,000
2	10 RIVIERA CIRCUIT KIRWAN QLD 4817	4	2	2	$875,000
3	2 MOSSVALE STREET BOHLE PLAINS QLD 4817	4	2	2	$920,000
4	7 SAINT ANDREWS CLOSE KIRWAN QLD 4817	4	2	2	$1,200,000
5	94 WILLOWBANK DRIVE KIRWAN QLD 4817	4	2	2	$895,000
6	60 SANDPLOVER CIRCUIT BOHLE PLAINS QLD 4817	4	2	2	$986,000
7	14 LOCKTON STREET SHAW QLD 4818	4	2	2	$885,000
8	1 TEAK PLACE DOUGLAS QLD 4814	4	2	2	$950,000
9	4 HORIZON DRIVE DOUGLAS QLD 4814	4	2	2	$1,010,000
10	15 ASHBURTON PLACE DOUGLAS QLD 4814	4	2	2	$880,000

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

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Comparable Sales

1 11 SAINT DAVIDS CLOSE KIRWAN QLD 4817

Sold $1,200,000

4 | 2 | 2 | 801m² | 317m²

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

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

4 | 2 | 2 | 714m² | 180m²

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

4 | 2 | 2 | 4,034m² | 260m²

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

4 | 2 | 2 | 799m² | 216m²

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

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Comparable Sales

6 60 SANDPLOVER CIRCUIT BOHLE PLAINS QLD 4817

Sold RS **$986,000**

4 | 2 | 2 | 1,025m² | 197m²

Year Built	2015	DOM	45
Sold Date	12-Jun-25	Distance	1.95km
First Listing	Offers Over $899,000		
Last Listing	Offers Over $899,000		

7 14 LOCKTON STREET SHAW QLD 4818

Sold **$885,000**

4 | 2 | 2 | 720m² | 195m²

Year Built	2013	DOM	44
Sold Date	01-Oct-24	Distance	2.55km
First Listing	$879,000		
Last Listing	$879,000		

8 1 TEAK PLACE DOUGLAS QLD 4814

Sold **$950,000**

4 | 2 | 2 | 1,000m² | 235m²

Year Built	2004	DOM	45
Sold Date	27-Feb-25	Distance	2.87km
First Listing	Price on Application		
Last Listing	Price on Application		

9 4 HORIZON DRIVE DOUGLAS QLD 4814

Sold RS **$1,010,000**

4 | 2 | 2 | 815m² | 211m²

Year Built	2005	DOM	123
Sold Date	19-May-25	Distance	3.14km
First Listing	Offers Over $1,150,000		
Last Listing	$1,025,000		

10 15 ASHBURTON PLACE DOUGLAS QLD 4814

Sold **$880,000**

4 | 2 | 2 | 691m² | 168m²

Year Built	2016	DOM	29
Sold Date	08-Feb-25	Distance	3.85km
First Listing	Price Guide $880,000 - $920,000		
Last Listing	$885,000		

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Comparable Sales

11 6 MOONDANI CLOSE DOUGLAS QLD 4814

Sold $953,000

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		

12 11 COORABIN AVENUE DOUGLAS QLD 4814

Sold $925,000

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		

13 13 CROMWELL COURT MOUNT LOUISA QLD 4814

Sold $860,000

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		

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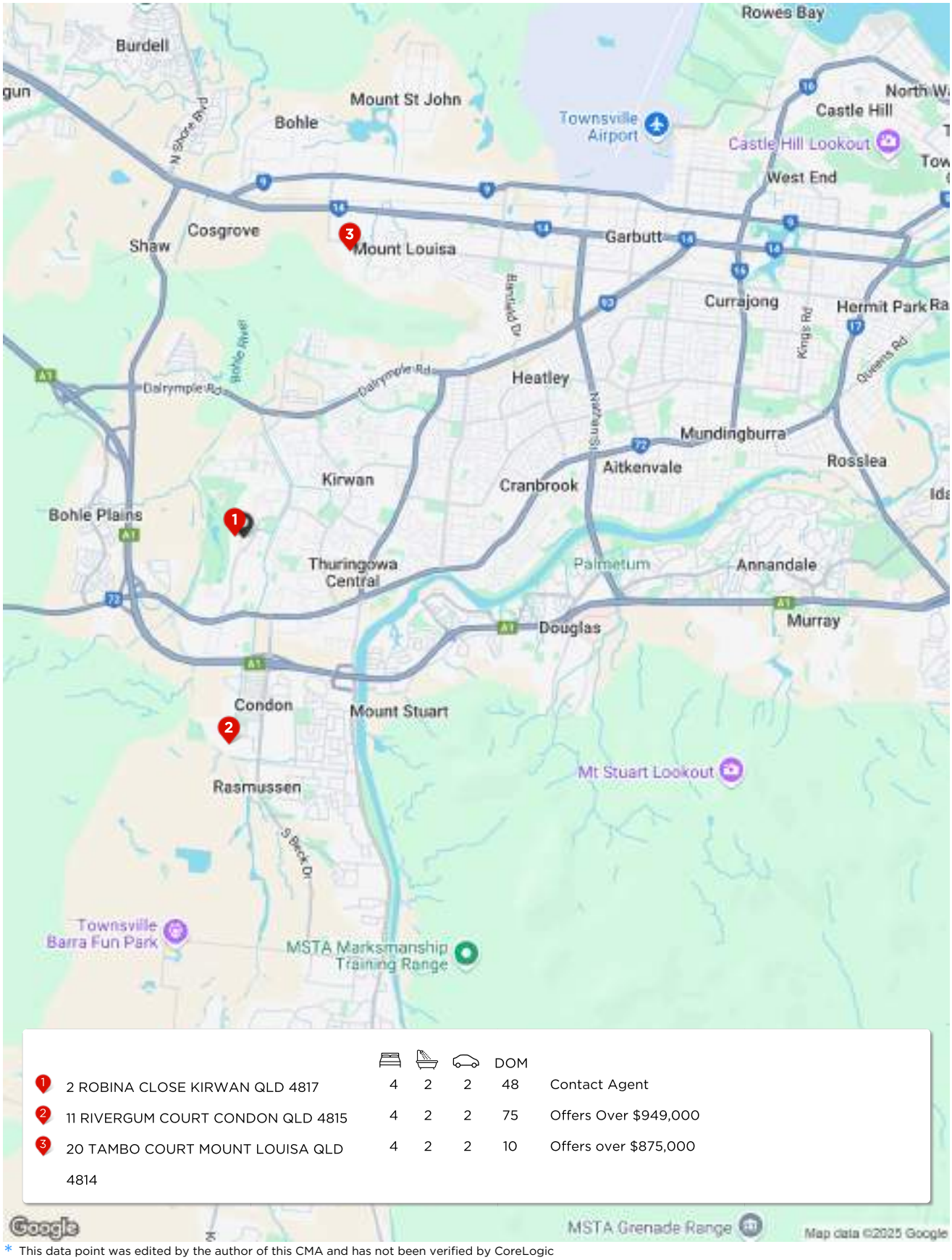
Comparables Map: Listings



				DOM	
1 2 ROBINA CLOSE KIRWAN QLD 4817	4	2	2	48	Contact Agent
2 11 RIVERGUM COURT CONDON QLD 4815	4	2	2	75	Offers Over $949,000
3 20 TAMBO COURT MOUNT LOUISA QLD 4814	4	2	2	10	Offers over $875,000

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Summary

2 SWEETGUM PLACE KIRWAN QLD 4817

Appraisal price range

Notes from your agent

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