

# Comparable Sales

1	3 HIBBERTIA COURT POTTSVILLE NSW 2489	<b>Sold Price</b> \$1,300,000
	5  3  3  3  754m <sup>2</sup> 189m <sup>2</sup> Year Built 2020 DOM 17 Sold Date 17-Apr-23 Distance 0.07km First Listing - Last Listing -	
2	27 MARSUPIAL DRIVE POTTSVILLE NSW 2489	<b>Sold Price</b> \$1,900,000
	5  2  2  2  800m <sup>2</sup> 237m <sup>2</sup> Year Built 2007 DOM 145 Sold Date 04-Apr-23 Distance 0.51km First Listing - Last Listing -	
3	26 ECHIDNA STREET POTTSVILLE NSW 2489	<b>Sold Price</b> \$1,660,000
	4  2  4  4  831m <sup>2</sup> - Year Built - DOM 180 Sold Date 20-Jun-23 Distance 0.39km First Listing - Last Listing -	
4	2 ENDIANDRA CLOSE POTTSVILLE NSW 2489	<b>Sold Price</b> \$1,340,000
	4  3  2  2  800m <sup>2</sup> 120m <sup>2</sup> Year Built - DOM - Sold Date 17-Mar-23 Distance 0.2km First Listing - Last Listing -	
5	17 SASSAFRAS STREET POTTSVILLE NSW 2489	<b>Sold Price</b> \$1,355,000
	3  3  1  1  767m <sup>2</sup> 153m <sup>2</sup> Year Built 2017 DOM 90 Sold Date 19-Jul-23 Distance 0.29km First Listing - Last Listing -	

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 MARSUPIAL DRIVE POTTSVILLE NSW 2489



<p>  -  -  -  709m<sup>2</sup>            Year Built -            Sold Date 22-Jun-23            First Listing -            Last Listing -         </p>	<p>  152m<sup>2</sup>            DOM 55            Distance 0.63km         </p>
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**Sold Price \$1,200,000**

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