




## Comparable Sales






1	89 WINCHESTER CRESCENT COOKS GAP NSW 2850	<b>Sold Price</b> <sup>RS</sup> <b>\$580,000</b>
	🏠 2 🚤 1 🚗 2 📏 10.12ha 🏠 93m <sup>2</sup> Year Built 1970 DOM 77 Sold Date 02-Apr-24 Distance 57.9km First Listing OFFERS OVER: \$580,000 Last Listing SOLD	
2	1127 BOCOBLE ROAD BOCOBLE NSW 2850	<b>Sold Price</b> <b>\$380,000</b>
	🏠 - 🚤 - 🚗 2 📏 11.33ha 🏠 - Year Built - DOM 59 Sold Date 16-Jan-24 Distance 7.9km First Listing - Last Listing -	
3	916 CAMPBELLS CREEK ROAD WINDEYER NSW 2850	<b>Sold Price</b> <b>\$395,000</b>
	🏠 - 🚤 - 🚗 - 📏 16.19ha 🏠 - Year Built - DOM 80 Sold Date 08-Sep-23 Distance 10.13km 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 Listings

 79 ANDERSON ROAD GRATTAI NSW 2850



 2  1  -  10.94ha  -		
Year Built -	DOM	107 days
Listing Date 19-Dec-23	Distance	25.43km
Listing Price	Offers over \$500,000	

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Disclaimer

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