



40 CANOPUS CIRCUIT ATHERTON QLD 4883

Prepared on 1st August 2022



Brendan Williams
Atherton First National Real Estate

20c Main Street
ATHERTON QLD 4883

m: 0447809808

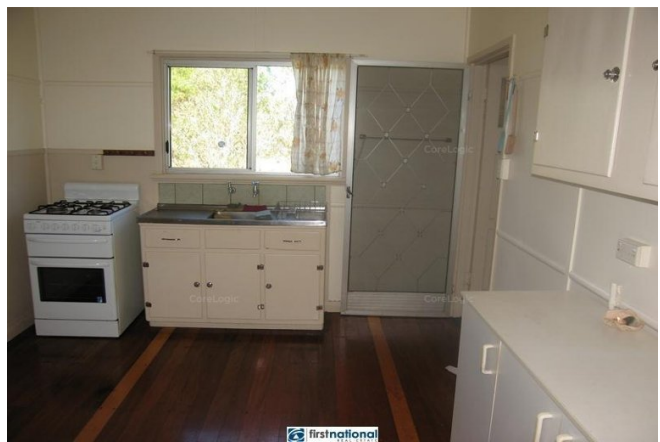
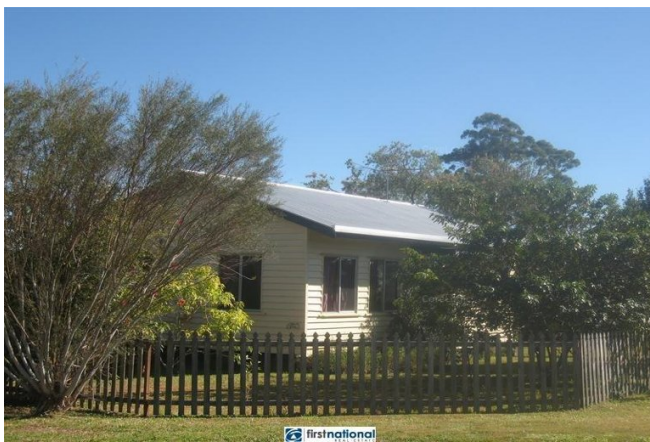
w: 0740911177

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40 CANOPUS CIRCUIT

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2  1  -  1,002m²  99m² 



Your Property History

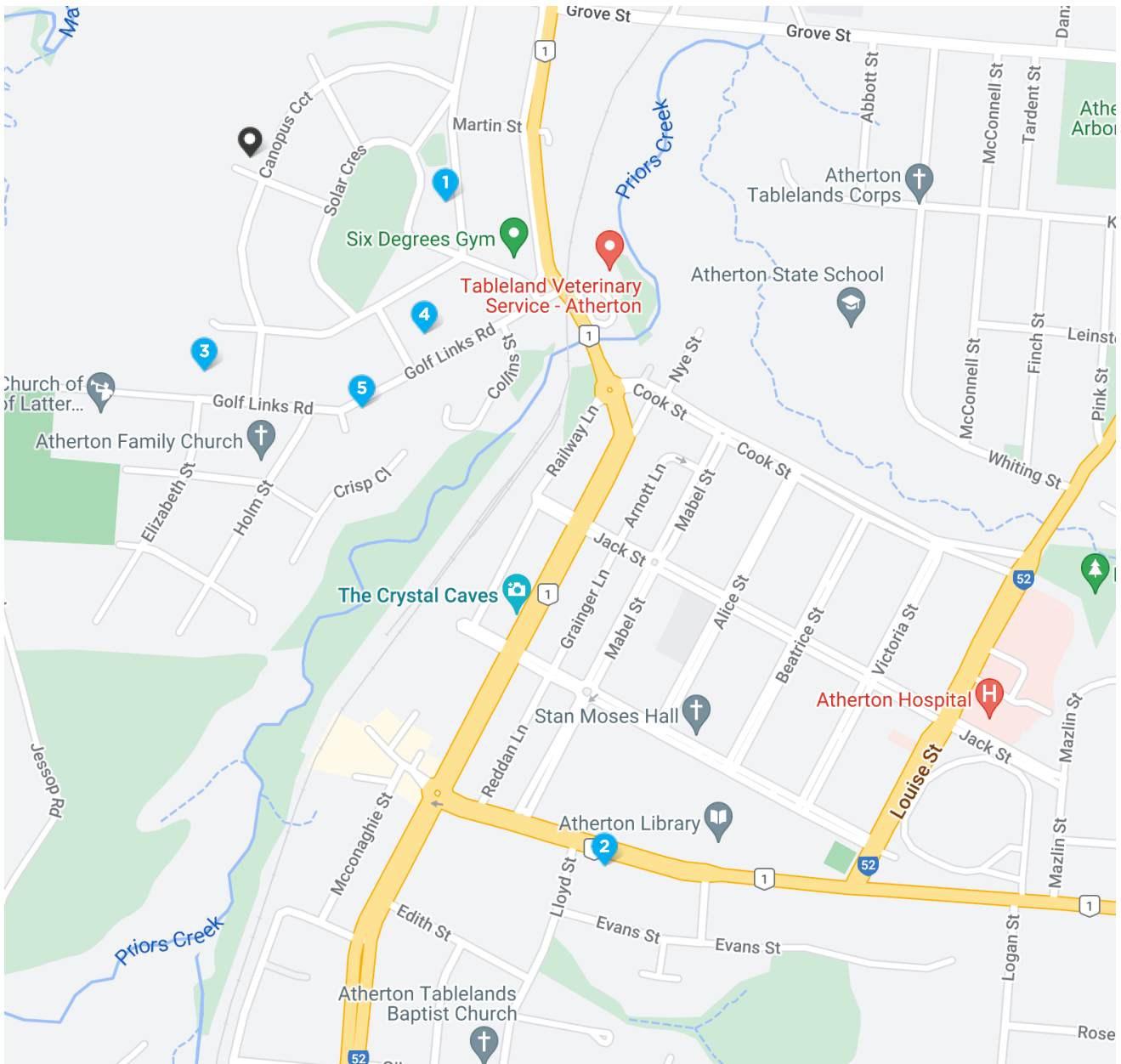
- 19 Aug, 2013 - Listed for rent at \$235 / week
- 1 Jun, 2005 - Sold for \$95,000
- 14 Aug, 2003 - Sold for \$80,000
- 29 May, 2000 - Sold for \$29,000
- 14 Dec, 1994 - Sold for \$75,000
- 23 Mar, 1976 - Sold for \$8,720



Introducing Brendan Williams

Brendan Williams started his real estate career in February of 2010 with First National Atherton and has grown into his role as auctioneer and salesman with the firm in that time. Brendan's clients refer to him as hard working and enthusiastic.

Comparables Map: Sales



1 59 PLANET AVENUE ATHERTON QLD 4883	3	1	1	\$305,000
2 23 ROBERT STREET ATHERTON QLD 4883	5	1	-	\$325,000
3 50 GOLF LINKS ROAD ATHERTON QLD 4883	3	1	1	\$210,000
4 18 GOLF LINKS ROAD ATHERTON QLD 4883	3	1	-	\$330,000
5 23 GOLF LINKS ROAD ATHERTON QLD 4883	3	1	4	\$249,000

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

Comparable Sales

1 59 PLANET AVENUE ATHERTON QLD 4883

Sold Price

\$305,000

3 1 1 817m² 86m²

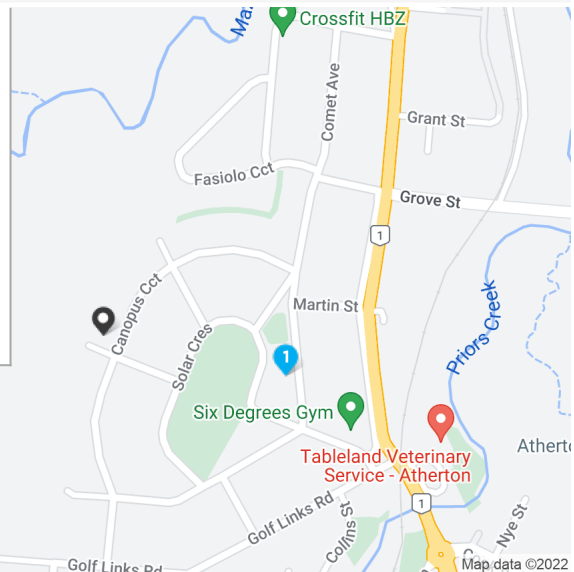


Notes from your agent

Had a good shed with one side built in

Property Insights

Sold Date	04-Apr-22	Distance	0.32km
DOM	-	Year Built	1970
First Listing	-		
Last Listing	-		



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

2 23 ROBERT STREET ATHERTON QLD 4883

Sold Price

\$325,000

5 1 - 1,012m² 211m²

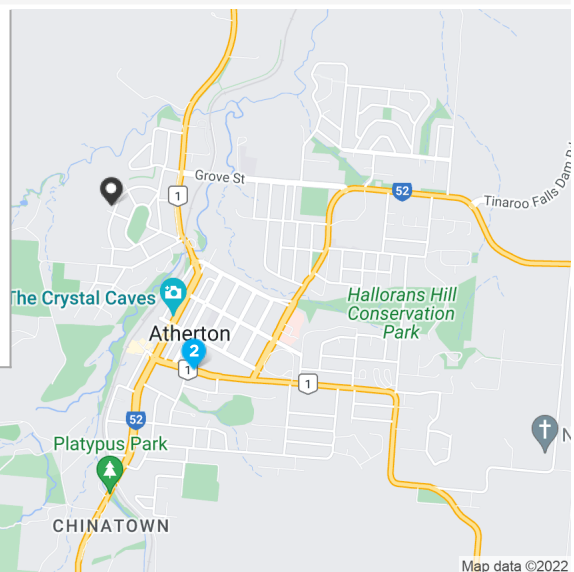


Notes from your agent

Renovated kitchen, 4 bedrooms. more than two years on the market. Large downstairs rumpus room.

Property Insights


Sold Date	01-Feb-22	Distance	1.28km
DOM	858 days	Year Built	1970
First Listing	Mid \$200,000's		
Last Listing	Offers over \$330,000		








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

3 50 GOLF LINKS ROAD ATHERTON QLD 4883




 3	 1	 1	 1,012m ²	 99m ²
Year Built	-	DOM	68	
Sold Date	14-Dec-21	Distance	0.36km	
First Listing	\$235,000			
Last Listing	\$235,000			






Sold Price \$210,000

Notes from your agent

Bill Sinapious's old place. All asbestos.

4 18 GOLF LINKS ROAD ATHERTON QLD 4883




 3	 1	 -	 1,012m ²	 113m ²
Year Built	1973	DOM	1	
Sold Date	18-Oct-21	Distance	0.4km	
First Listing	\$345,000			
Last Listing	\$345,000			






Sold Price \$330,000

Notes from your agent

New kitchen. Wood heater. Large rear patio. Good shed

5 23 GOLF LINKS ROAD ATHERTON QLD 4883



 3	 1	 4	 845m ²	 109m ²
Year Built	1970	DOM	6	
Sold Date	04-Dec-21	Distance	0.45km	
First Listing	\$249,000			
Last Listing	\$249,000			

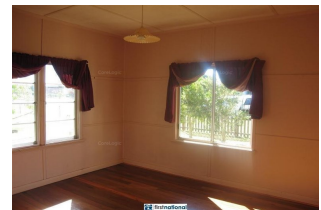
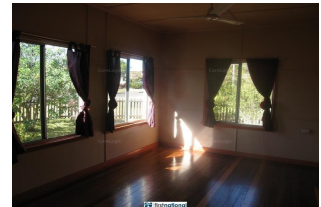
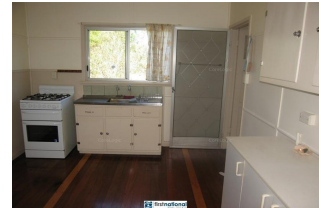
Sold Price \$249,000

Notes from your agent

All fibro on a concrete pad

Summary

40 CANOPUS CIRCUIT ATHERTON QLD 4883



Appraisal price

\$265,000 - \$299,000

Notes from your agent

PURPOSE OF ESTIMATE To determine the current market value of the within described property between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

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