



## 43/45 ARI STREET MARSDEN QLD 4132

Prepared on 27th March 2025



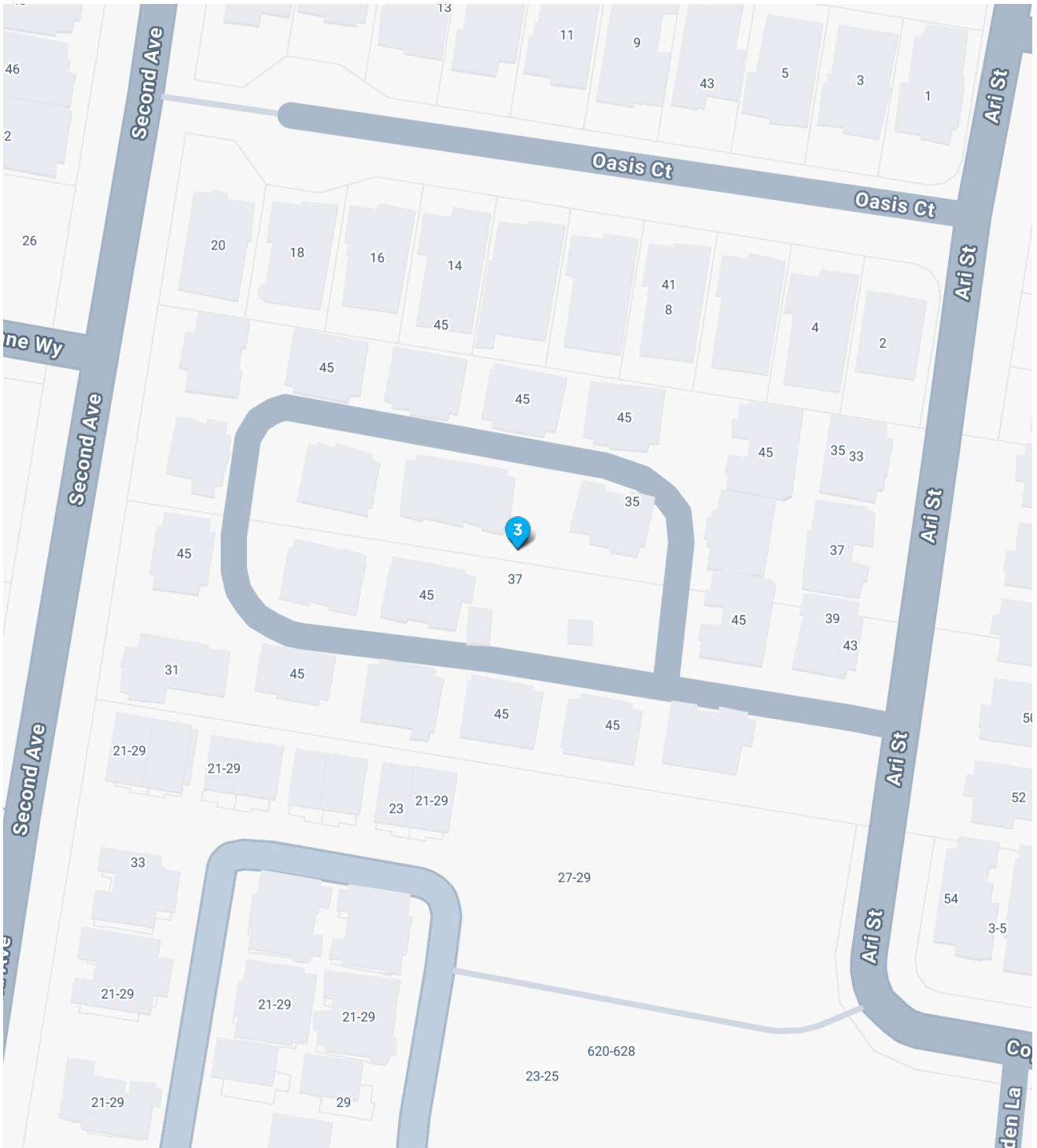
**Lee Johnstone**  
Stone Logan West

48 Browns Plains Road  
Browns Plains QLD 4118

m: 0414145010

[leejohnstone@stonerealestate.com.au](mailto:leejohnstone@stonerealestate.com.au)


# Comparables Map: Sales



1 22/45 ARI STREET MARSDEN QLD 4132	3	2	1	\$550,000
2 17/45 ARI STREET MARSDEN QLD 4132	2	2	2	\$540,000
3 47/45 ARI STREET MARSDEN QLD 4132	3	2	1	\$550,000


# Comparable Sales

1 22/45 ARI STREET MARSDEN QLD 4132 **Sold** **\$550,000**




🏠 3 🚿 2 🚗 1 📏 133m<sup>2</sup> 📏 105m<sup>2</sup>  
 Year Built 2014 DOM 33  
 Sold Date 06-Dec-24 Distance 0km  
 First Listing AUCTION UNLESS SOLD PRIOR  
 Last Listing SUBMIT BEST OFFERS

2 17/45 ARI STREET MARSDEN QLD 4132 **Sold** **\$540,000**



🏠 2 🚿 2 🚗 2 📏 119m<sup>2</sup> 📏 93m<sup>2</sup>  
 Year Built 2014 DOM 23  
 Sold Date 30-Jan-25 Distance 0km  
 First Listing Offers Over \$530,000  
 Last Listing Offers Over \$530,000

3 47/45 ARI STREET MARSDEN QLD 4132 **Sold** <sup>RS</sup> **\$550,000**



🏠 3 🚿 2 🚗 1 📏 126m<sup>2</sup> 📏 111m<sup>2</sup>  
 Year Built 2014 DOM 62  
 Sold Date 18-Mar-25 Distance 0km  
 First Listing Offers above \$490,000  
 Last Listing SOLD

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

# Summary

43/45 ARI STREET MARSDEN QLD 4132



**Appraisal price range**  
\$540,000 - \$550,000

---

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.