

## Comparable Sales

1	8 BARDURRA STREET BAYNTON WA 6714	<b>Sold</b>	<b>\$780,500</b>
	<p> <span>🏠 3</span> <span>🚿 2</span> <span>🚗 2</span> <span>📏 576m<sup>2</sup></span> <span>📐 120m<sup>2</sup></span>                      Year Built 2012 DOM 74                      Sold Date 25-Jul-25 Distance 0.6km                      First Listing Now Selling                      Last Listing Final Bid - \$780,500                 </p>		
2	54 KOOLINDA PARADE BAYNTON WA 6714	<b>Sold</b>	<b>\$745,000</b>
	<p> <span>🏠 3</span> <span>🚿 2</span> <span>🚗 1</span> <span>📏 640m<sup>2</sup></span> <span>📐 136m<sup>2</sup></span>                      Year Built 2004 DOM 72                      Sold Date 18-May-25 Distance 1.06km                      First Listing UNDER OFFER                      Last Listing UNDER OFFER                 </p>		
3	35 BAJAMALU DRIVE BAYNTON WA 6714	<b>Sold</b>	<b>\$680,000</b>
	<p> <span>🏠 3</span> <span>🚿 2</span> <span>🚗 1</span> <span>📏 400m<sup>2</sup></span> <span>📐 121m<sup>2</sup></span>                      Year Built 2011 DOM 215                      Sold Date 26-Feb-25 Distance 0.56km                      First Listing \$759,000                      Last Listing UNDER OFFER!!                 </p>		

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 Cotality

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