

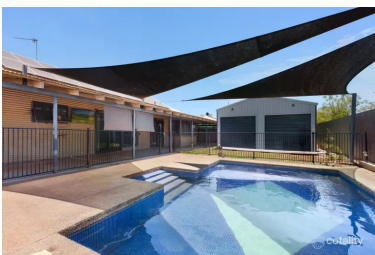



## Comparable Sales

1	16 WARBLER LOOP NICKOL WA 6714	<b>Sold</b> <b>\$930,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 700m<sup>2</sup></span> <span>📏 201m<sup>2</sup></span>                      Year Built 2008 DOM 26                      Sold Date 10-Dec-25 Distance 0.69km                      First Listing \$920,000                      Last Listing UNDER OFFER!!                 </p>	
2	11 MENZIES PLACE NICKOL WA 6714	<b>Sold</b> <sup>RS</sup> <b>\$900,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 750m<sup>2</sup></span> <span>📏 187m<sup>2</sup></span>                      Year Built 1988 DOM 28                      Sold Date 20-May-26 Distance 1.49km                      First Listing AUCTION                      Last Listing UNDER OFFER!!                 </p>	
3	25 RODGERS WAY NICKOL WA 6714	<b>Sold</b> <b>\$966,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 705m<sup>2</sup></span> <span>📏 173m<sup>2</sup></span>                      Year Built 2003 DOM 67                      Sold Date 29-Jan-26 Distance 1.69km                      First Listing Now Selling                      Last Listing Current Bid \$805,000                 </p>	
4	11 KYBRA WAY BAYNTON WA 6714	<b>Sold</b> <b>\$880,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 641m<sup>2</sup></span> <span>📏 191m<sup>2</sup></span>                      Year Built 2007 DOM 72                      Sold Date 16-Mar-26 Distance 0.43km                      First Listing Mid-High \$800,000's                      Last Listing Under Contract                 </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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