
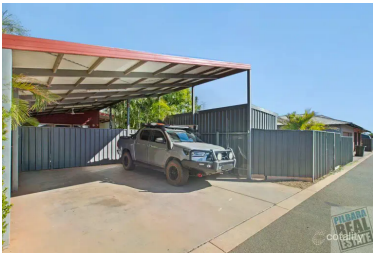



## Comparable Sales

1	42 AUSTEN LOOP NICKOL WA 6714	<b>Sold</b> <b>\$752,000</b>	
	3  2  2  2  578m <sup>2</sup> 144m <sup>2</sup>	Year Built 1998 DOM 61	Sold Date 07-Mar-26 Distance 0.85km
	First Listing Offers Over \$699,000		
	Last Listing Under Contract		
2	92 MARNIYARRA LOOP BAYNTON WA 6714	<b>Sold</b> <b>\$775,000</b>	
	3  2  2  2  432m <sup>2</sup> 123m <sup>2</sup>	Year Built 2010 DOM 53	Sold Date 31-Mar-26 Distance 1.7km
	First Listing Offers Over \$749,000		
	Last Listing Under Contract		
3	7 BAYNTON DRIVE BAYNTON WA 6714	<b>Sold</b> <sup>RS</sup> <b>\$750,000</b>	
	3  2  1  1  738m <sup>2</sup> 183m <sup>2</sup>	Year Built 2012 DOM 37	Sold Date 26-Mar-26 Distance 1.5km
	First Listing Offers from \$700,000		
	Last Listing Offers from \$700,000		

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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