

Comparable Sales

1	2 FLANNELBUSH TURN NICKOL WA 6714	Sold	\$1,000,000	
				4 2 3 3 603m ² 136m ²
Year Built 2021 DOM 24				
Sold Date 06-Sep-25 Distance 0.12km				
First Listing Offers from \$990,000				
Last Listing SOLD by PRD.				
2	13 BAYNTON DRIVE BAYNTON WA 6714	Sold	\$1,300,000	
				4 2 2 2 660m ² 260m ²
Year Built 2012 DOM 8				
Sold Date 27-Aug-25 Distance 0.52km				
First Listing From \$990,000				
Last Listing From \$990,000				
3	20 FLANNELBUSH TURN NICKOL WA 6714	Sold	\$927,000	
				4 2 2 2 620m ² 252m ²
Year Built 2008 DOM 19				
Sold Date 23-Aug-25 Distance 0.18km				
First Listing Auction On-site 23rd August 2025 at 11:30am				
Last Listing Auction On-site 23rd August 2025 at 11:30am				

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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