

## Comparable Sales

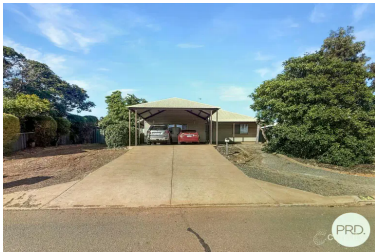
1 6 LEE AVENUE BAYNTON WA 6714



|                                                                                     |                                                                                     |                                                                                     |                                                                                                     |                                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  4 |  2 |  2 |  642m <sup>2</sup> |  148m <sup>2</sup> |
| Year Built                                                                          | 2008                                                                                | DOM                                                                                 | 61                                                                                                  |                                                                                                     |
| Sold Date                                                                           | 20-Mar-26                                                                           | Distance                                                                            | 1.48km                                                                                              |                                                                                                     |
| First Listing                                                                       | \$875,000                                                                           |                                                                                     |                                                                                                     |                                                                                                     |
| Last Listing                                                                        | SOLD                                                                                |                                                                                     |                                                                                                     |                                                                                                     |

|      |           |
|------|-----------|
| Sold | \$898,000 |
|------|-----------|

2 34 ARCHIPELAGO ROAD BAYNTON WA 6714



 4
  2
  2
  630m<sup>2</sup>
 150m<sup>2</sup>

Year Built 2003 DOM 41

Sold Date 27-May-26 Distance 1.49km

First Listing Offers from \$849,000

Last Listing SOLD by PRD.

|      |           |
|------|-----------|
| Sold | \$855,000 |
|------|-----------|

3 74 FALCON PARADE NICKOL WA 6714



|                                                                                       |                                                                                       |                                                                                       |                                                                                                       |                                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  4 |  2 |  2 |  666m <sup>2</sup> |  164m <sup>2</sup> |
| Year Built                                                                            | 2009                                                                                  |                                                                                       | DOM                                                                                                   | 29                                                                                                    |
| Sold Date                                                                             | 20-May-26                                                                             |                                                                                       | Distance                                                                                              | 1.51km                                                                                                |
| First Listing                                                                         | Now Selling                                                                           |                                                                                       |                                                                                                       |                                                                                                       |
| Last Listing                                                                          | Current Bid \$700,000                                                                 |                                                                                       |                                                                                                       |                                                                                                       |

|      |           |
|------|-----------|
| Sold | \$850,000 |
|------|-----------|

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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