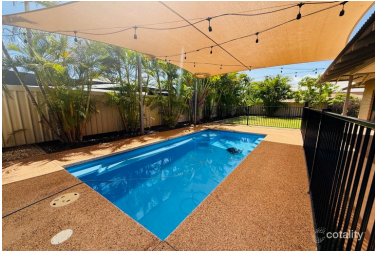




## Comparable Sales

1	37 DOTTEREL LOOP NICKOL WA 6714	<b>Sold</b> <sup>RS</sup> <b>\$1,050,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 660m<sup>2</sup></span> <span>📏 259m<sup>2</sup></span>            Year Built 2013 DOM 35            Sold Date 15-Apr-26 Distance 0.56km            First Listing Offers from \$1,040,000            Last Listing UNDER OFFER!!         </p>	
2	6 WALLABY STREET BAYNTON WA 6714	<b>Sold</b> <b>\$1,175,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 576m<sup>2</sup></span> <span>📏 226m<sup>2</sup></span>            Year Built 2011 DOM 51            Sold Date 23-Feb-26 Distance 0.94km            First Listing Now Selling            Last Listing Current Bid: \$1,150,000         </p>	
3	24 GARLIRRI CRESCENT BAYNTON WA 6714	<b>Sold</b> <b>\$1,100,000</b>
	<p> <span>🏠 4</span> <span>🚗 2</span> <span>🚘 2</span> <span>📏 602m<sup>2</sup></span> <span>📏 168m<sup>2</sup></span>            Year Built 2012 DOM -            Sold Date 08-Feb-26 Distance 1.38km            First Listing -            Last Listing -         </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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