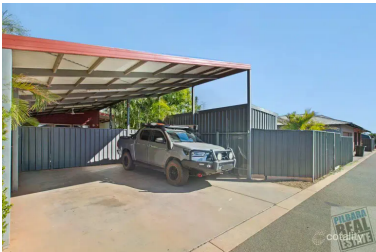


Comparable Sales

1	67 MANTARAY LOOP NICKOL WA 6714		3 2 2 2 342m ² 121m ²	Year Built 2013 DOM 43 Sold Date 14-May-26 Distance 0.02km First Listing Now Selling Last Listing Current Bid: \$705,000	Sold ^{RS} \$750,000
2	92 MARNIYARRA LOOP BAYNTON WA 6714		3 2 2 2 432m ² 123m ²	Year Built 2010 DOM 53 Sold Date 31-Mar-26 Distance 0.4km First Listing Offers Over \$749,000 Last Listing Under Contract	Sold \$775,000
3	32 WINYAMA ROAD BAYNTON WA 6714		3 2 2 2 315m ² 127m ²	Year Built 2013 DOM 28 Sold Date 16-Apr-26 Distance 0.81km First Listing Offers above \$789,000 Last Listing UNDER OFFER!!	Sold \$794,750
4	15 THARNDAL ROAD BAYNTON WA 6714		3 2 2 2 416m ² 127m ²	Year Built 2012 DOM 26 Sold Date 14-Apr-26 Distance 0.93km First Listing \$760,000 Last Listing UNDER OFFER!!	Sold \$785,000

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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