

























Comparable Sales

1	38A FRINDERSTEIN WAY PEGS CREEK WA 6714	Sold \$500,000
	<p>  3  1  2  370m²  102m² Year Built 1977 DOM 12 Sold Date 23-Jul-25 Distance 1.85km First Listing \$500,000 Last Listing \$500,000 </p>	
2	8/17 BOND PLACE PEGS CREEK WA 6714	Sold \$515,000
	<p>  3  1  1  105m²  105m² Year Built 1982 DOM 30 Sold Date 21-Oct-25 Distance 0.69km First Listing From \$500,000 Last Listing From \$500,000 </p>	
3	8B GOODWYN CLOSE MILLARS WELL WA 6714	Sold \$525,000
	<p>  3  1  2  100m²  100m² Year Built 1981 DOM 60 Sold Date 04-Nov-25 Distance 0.4km First Listing \$497,000 Last Listing UNDER OFFER!! </p>	
4	4C CAPORN PLACE MILLARS WELL WA 6714	Sold \$545,000
	<p>  3  1  1  134m²  132m² Year Built 1982 DOM 69 Sold Date 09-Sep-25 Distance 0.32km First Listing FROM \$549,000 - LEASED AT \$850p/w Last Listing FROM \$545,000 (UNDER OFFER BY NAMAT & FARHAD) </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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