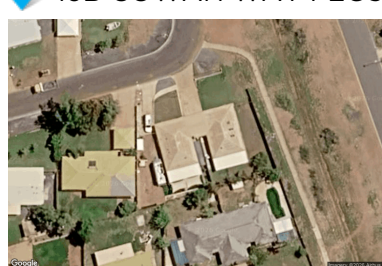


Comparable Sales

1	16A COWAN WAY PEGS CREEK WA 6714	Sold \$530,000
	2 1 1 532m² 83m² Year Built 1979 DOM 1 Sold Date 22-Oct-25 Distance 0.37km First Listing SOLD by PRD. Last Listing SOLD by PRD.	
2	13A BASEDEN WAY NICKOL WA 6714	Sold \$495,000
	2 1 1 545m² 99m² Year Built 1985 DOM 124 Sold Date 13-Oct-25 Distance 2.04km First Listing \$510,000 Last Listing SOLD by PRD.	
3	16B COWAN WAY PEGS CREEK WA 6714	Sold \$495,000
	2 1 1 560m² 83m² Year Built 1979 DOM - Sold Date 20-Aug-25 Distance 0.37km First Listing - Last Listing -	

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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