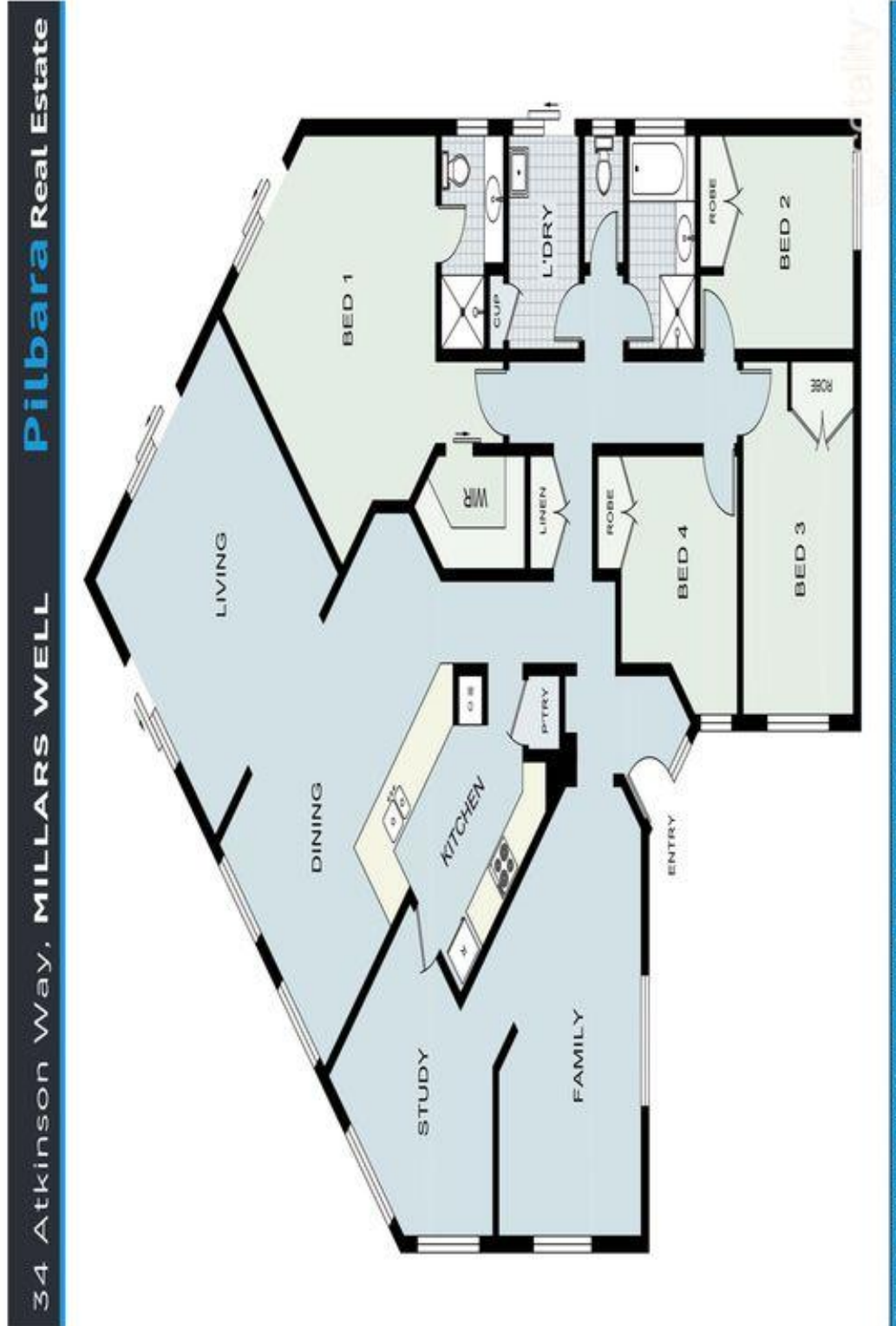
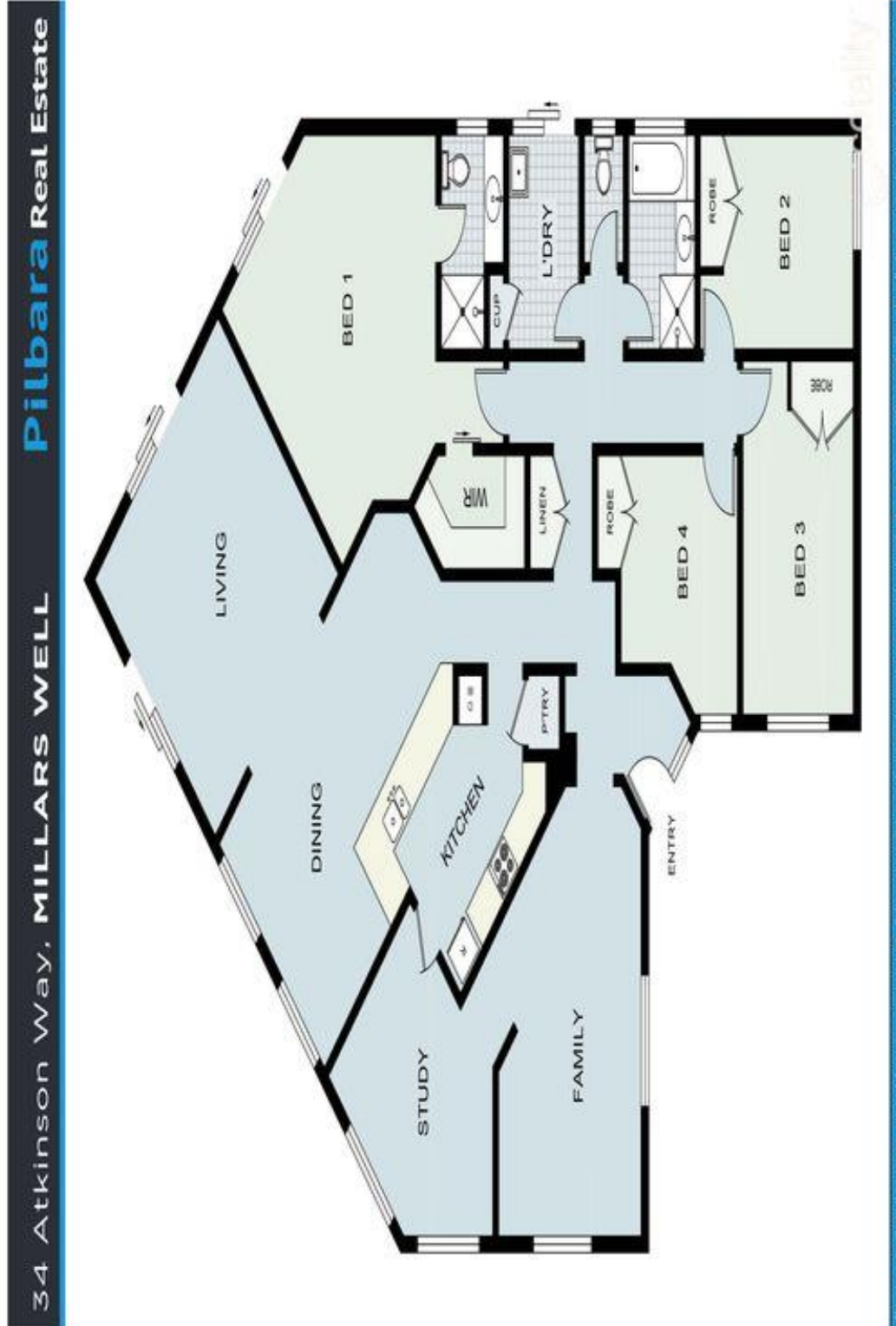





# Floor Plan



# Floor Plan



## Comparable Sales

|   |   |      |              |
|---|---|------|--------------|
| 1   | 44 DELAMBRE DRIVE NICKOL WA 6714  | Sold | RS \$865,000 |
|    | <p> <span>🛏️</span> 4 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 805m<sup>2</sup> <span>📐</span> 182m<sup>2</sup><br/>           Year Built 1997 DOM 1<br/>           Sold Date 05-May-26 Distance 0.99km<br/>           First Listing Sold<br/>           Last Listing Sold         </p>                             |      |              |
| 2   | 25 COWAN WAY PEGS CREEK WA 6714   | Sold | RS \$850,000 |
|   | <p> <span>🛏️</span> 5 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 720m<sup>2</sup> <span>📐</span> 171m<sup>2</sup><br/>           Year Built 1979 DOM 47<br/>           Sold Date 06-Feb-26 Distance 0.99km<br/>           First Listing Offers over \$799,000<br/>           Last Listing Under Contract         </p> |      |              |
| 3   | 36 MACMAHON WAY BAYNTON WA 6714   | Sold | RS \$840,000 |
|  | <p> <span>🛏️</span> 4 <span>🚿</span> 2 <span>🚗</span> 4 <span>📏</span> 727m<sup>2</sup> <span>📐</span> 153m<sup>2</sup><br/>           Year Built 2004 DOM 69<br/>           Sold Date 24-Apr-26 Distance 1.91km<br/>           First Listing Offers Over \$799,000<br/>           Last Listing Under Contract         </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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