

Comparable Sales

1 11 LEONARD WAY NICKOL WA 6714



 4	 2	 4	 705m ²	 160m ²
Year Built	1982	DOM	46	
Sold Date	12-Aug-25	Distance	0.45km	
First Listing	Now Selling			
Last Listing	Final bid - \$745,000 - RESERVE MET!			

Sold	\$745,000
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2 16 WINDGRASS WAY NICKOL WA 6714



 4	 2	 2	 665m ²	 158m ²
Year Built	2008		DOM	45
Sold Date	07-Jul-25		Distance	0.92km
First Listing	Now Selling			
Last Listing	Current Bid: \$755,000			

Sold	\$784,000
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3 7 WEDGETAIL EAGLE AVENUE NICKOL WA 6714



 4	 2	 4	 578m ²	 168m ²
Year Built	2008		DOM	199
Sold Date	13-Jun-25		Distance	0.74km
First Listing	\$785,000			
Last Listing	UNDER OFFER!!			

Sold	\$760,000
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4 29 MIDDLETON WAY NICKOL WA 6714



 4  2  2  640m ²  197m ²			
Year Built	2002	DOM	79
Sold Date	03-Jul-25	Distance	0.02km
First Listing	\$420,000		
Last Listing	\$420,000		

Sold	\$680,000
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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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