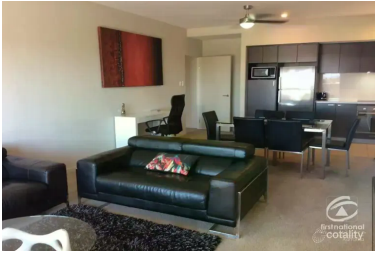

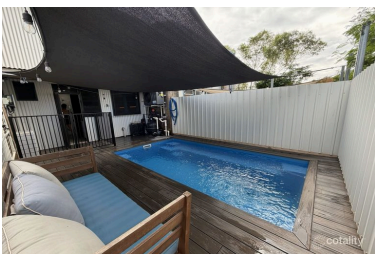


Comparable Sales

1	2/26 SHARPE AVENUE PEGS CREEK WA 6714	Sold \$680,000
	<p> 🏠 2 🚰 2 🚗 2 📏 178m² 📐 89m² Year Built 2013 DOM 60 Sold Date 16-Feb-26 Distance 0.53km First Listing Under Offer Last Listing Under Offer </p>	
2	8/26 SHARPE AVENUE PEGS CREEK WA 6714	Sold \$690,000
	<p> 🏠 2 🚰 2 🚗 2 📏 176m² 📐 87m² Year Built 2013 DOM 88 Sold Date 27-Feb-26 Distance 0.53km First Listing \$690,000 Last Listing SOLD </p>	
3	13/35 WITHNELL WAY BULGARRA WA 6714	Sold ^{RS} \$626,000
	<p> 🏠 2 🚰 1 🚗 - 📏 154m² 📐 88m² Year Built 1970 DOM 43 Sold Date 17-Apr-26 Distance 0.16km First Listing Offers from \$589,000 Last Listing UNDER OFFER!! </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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