

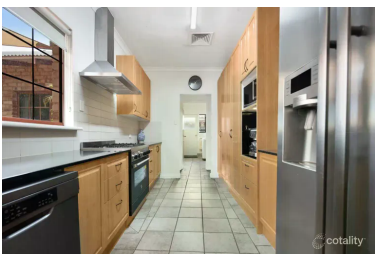


Comparable Sales

1	13 PERENTIE ROAD BAYNTON WA 6714	Sold \$910,000
	<p> 🏠 5 🚰 2 🚗 2 📏 576m² 📐 207m² Year Built 2010 DOM - Sold Date 31-Oct-25 Distance 0.09km First Listing - Last Listing - </p>	
2	17 FANTAIL BEND NICKOL WA 6714	Sold ^{RS} \$980,000
	<p> 🏠 5 🚰 2 🚗 2 📏 595m² 📐 195m² Year Built 2009 DOM 48 Sold Date 10-Mar-26 Distance 0.52km First Listing Offers Over \$979,000 Last Listing Under Contract </p>	
3	5 GAMMON COURT BAYNTON WA 6714	Sold \$995,000
	<p> 🏠 5 🚰 2 🚗 6 📏 947m² 📐 285m² Year Built 1994 DOM 60 Sold Date 31-Dec-25 Distance 1.5km First Listing Set Date Sale - Monday 19th of January @ 4pm Last Listing Set Date Sale - Monday 19th of January @ 4pm </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

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.