




## Comparable Sales

1	5 MCWHIRTER WAY BAYNTON WA 6714	Sold	RS \$800,000
	<p> <span>🛏️</span> 4 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 775m<sup>2</sup> <span>🏠</span> 160m<sup>2</sup>            Year Built 1994 DOM 39            Sold Date 06-Nov-25 Distance 0.52km            First Listing Offers between \$750,000 and \$800,000            Last Listing Offers between \$750,000 and \$800,000         </p>		
2	16 GARLAND PLACE MILLARS WELL WA 6714	Sold	RS \$772,500
	<p> <span>🛏️</span> 4 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 716m<sup>2</sup> <span>🏠</span> 177m<sup>2</sup>            Year Built 1998 DOM 37            Sold Date 16-Mar-26 Distance 1.17km            First Listing Low - Mid \$700's            Last Listing Under Contract         </p>		
3	27 MIDDLETON WAY NICKOL WA 6714	Sold	RS \$819,000
	<p> <span>🛏️</span> 4 <span>🚿</span> 2 <span>🚗</span> 2 <span>📏</span> 640m<sup>2</sup> <span>🏠</span> 149m<sup>2</sup>            Year Built 2002 DOM 51            Sold Date 26-Nov-25 Distance 1.95km            First Listing Now Selling            Last Listing Current Bid \$785,000         </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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