

















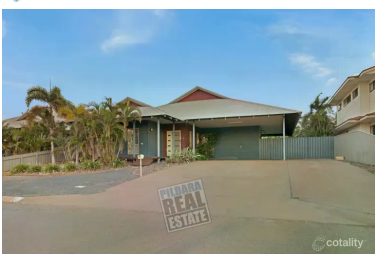







## Comparable Sales

1	21 ARCHIPELAGO ROAD BAYNTON WA 6714	<b>Sold</b> <b>\$925,000</b>
	<p>  4  2  2  689m<sup>2</sup>  188m<sup>2</sup>            Year Built 2006 DOM -            Sold Date 27-Jan-26 Distance 0.29km            First Listing -            Last Listing -         </p>	
2	24 RAYNOR ROAD BAYNTON WA 6714	<b>Sold</b> <b>\$975,000</b>
	<p>  4  2  2  640m<sup>2</sup>  198m<sup>2</sup>            Year Built 2005 DOM 16            Sold Date 30-Mar-26 Distance 0.43km            First Listing Offers From \$965,000            Last Listing UNDER OFFER         </p>	
3	25 MUJIRA RAMBLE BAYNTON WA 6714	<b>Sold</b> <b>\$947,000</b>
	<p>  4  2  2  624m<sup>2</sup>  188m<sup>2</sup>            Year Built 2011 DOM 27            Sold Date 02-Feb-26 Distance 0.85km            First Listing Offers from \$929,000            Last Listing SOLD by PRD.         </p>	
4	31 GECKO CIRCLE NICKOL WA 6714	<b>Sold</b> <sup>RS</sup> <b>\$930,000</b>
	<p>  4  2  2  700m<sup>2</sup>  190m<sup>2</sup>            Year Built 2008 DOM 41            Sold Date 15-May-26 Distance 1.34km            First Listing Low-mid \$900's            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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