

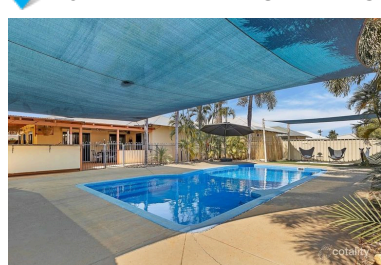


## Comparable Sales

1	1 PORTER COURT MILLARS WELL WA 6714	Sold \$830,000
	<div> <div> <div> <div> <div></div> <div>3</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>708m<sup>2</sup></div> </div> <div> <div></div> <div>99m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>1981</div> <div>DOM</div> <div>17</div> </div> <div> <div>Sold Date</div> <div>25-Nov-25</div> <div>Distance</div> <div>0.84km</div> </div> <div> <div>First Listing</div> <div>AUCTION</div> </div> <div> <div>Last Listing</div> <div>SOLD Prior to Auction</div> </div> </div></div>	
2	11 BARNETT WAY BAYNTON WA 6714	Sold <sup>RS</sup> \$860,000
	<div> <div> <div> <div> <div></div> <div>4</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>620m<sup>2</sup></div> </div> <div> <div></div> <div>186m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>2005</div> <div>DOM</div> <div>17</div> </div> <div> <div>Sold Date</div> <div>12-Dec-25</div> <div>Distance</div> <div>0.52km</div> </div> <div> <div>First Listing</div> <div>AUCTION</div> </div> <div> <div>Last Listing</div> <div>UNDER OFFER!!</div> </div> </div></div>	
3	19 KAPITZKE ROAD NICKOL WA 6714	Sold \$850,000
	<div> <div> <div> <div> <div></div> <div>4</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>2</div> </div> <div> <div></div> <div>1,000m<sup>2</sup></div> </div> <div> <div></div> <div>203m<sup>2</sup></div> </div> </div> <div> <div>Year Built</div> <div>2002</div> <div>DOM</div> <div>53</div> </div> <div> <div>Sold Date</div> <div>12-Sep-25</div> <div>Distance</div> <div>1.07km</div> </div> <div> <div>First Listing</div> <div>Now selling</div> </div> <div> <div>Last Listing</div> <div>Price Guide \$800,000 - \$850,000</div> </div> </div></div>	

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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