

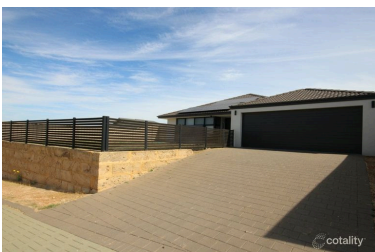


Comparable Sales

1	65 BARRETT DRIVE WANDINA WA 6530	Sold ^{RS} \$750,000
	<p> 🏠 4 🚿 2 🚗 2 📏 742m² 📐 178m² Year Built 2006 DOM 63 Sold Date 09-Apr-26 Distance 0.31km First Listing OFFERS FROM \$420,000 Last Listing \$420,000 </p>	
2	24 WINNETTA RIDGE WANDINA WA 6530	Sold \$755,000
	<p> 🏠 4 🚿 2 🚗 2 📏 740m² 📐 153m² Year Built 2005 DOM 37 Sold Date 30-Jan-26 Distance 0.45km First Listing Offers from \$720,000 Last Listing Under contract </p>	
3	3 LAPWING WAY WANDINA WA 6530	Sold \$749,000
	<p> 🏠 4 🚿 2 🚗 2 📏 667m² 📐 174m² Year Built 2013 DOM 48 Sold Date 16-Dec-25 Distance 0.51km First Listing \$749,000 Last Listing \$749,000 </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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