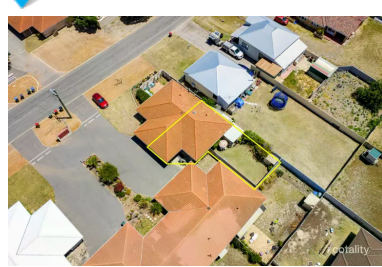


Comparable Sales

1	5/43 SIMPSON STREET BERESFORD WA 6530	Sold \$376,000
	2 1 1 69m² 69m² Year Built 1990 DOM 38 Sold Date 05-May-26 Distance 0.25km First Listing \$345,000 Last Listing \$345,000	
2	44G SIMPSON STREET BERESFORD WA 6530	Sold \$425,000
	2 1 1 69m² 69m² Year Built 1975 DOM 65 Sold Date 23-Dec-25 Distance 0.3km First Listing Offers Invited Last Listing Under Contract	
3	167A GEORGE ROAD BERESFORD WA 6530	Sold \$405,000
	2 1 2 78m² 85m² Year Built 1977 DOM 101 Sold Date 24-Sep-25 Distance 0.39km First Listing \$379,000 Last Listing Under Contract	

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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