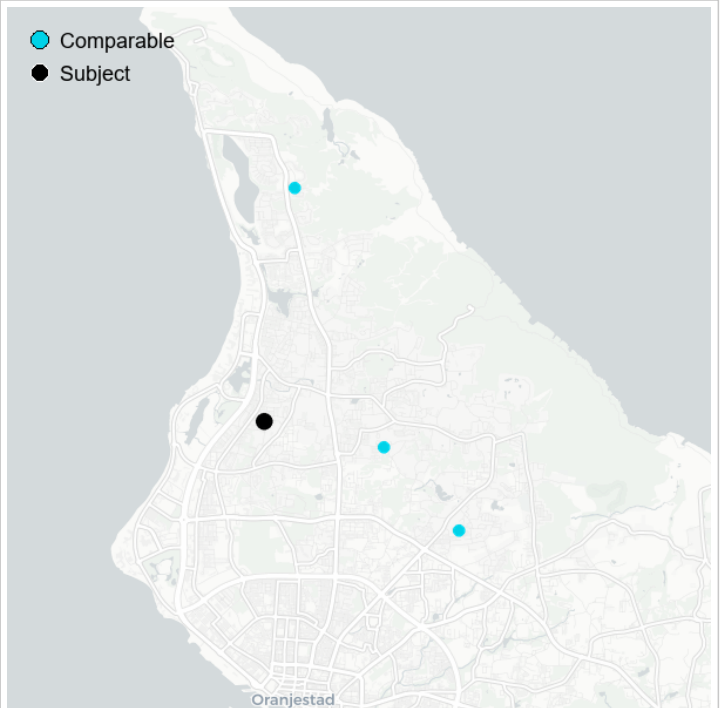


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Subject Property

ID: Washington 6b Land: 483 m² Built: 129 m²



Comparable	Price	Beds	Baths	Land (m ²)	Built (m ²)	Distance (km)	Status
10849	\$571,410	3	2	450	120	1.95	Available
13833	\$238,764	4	4	459	133	3.55	Sale in Progress
13955	\$689,000	3	3	387	130	3.74	Available
Averages	\$499,725	3.3	3.0	432	128	3.08	

Low	Average	High
\$238,764	\$499,725	\$689,000

Market Analysis

We compared the subject property to 3 similar listings nearby (nearest at 1.9 km). When selecting comparables, we evaluate lot size, built-up area, and distance from the subject property. The typical comparable size: 432 m² lot and 128 m² built, with 3.3 bedrooms and 3.0 bathrooms. The average asking price of these comparables is \$499,725 (range \$238,764-\$689,000).