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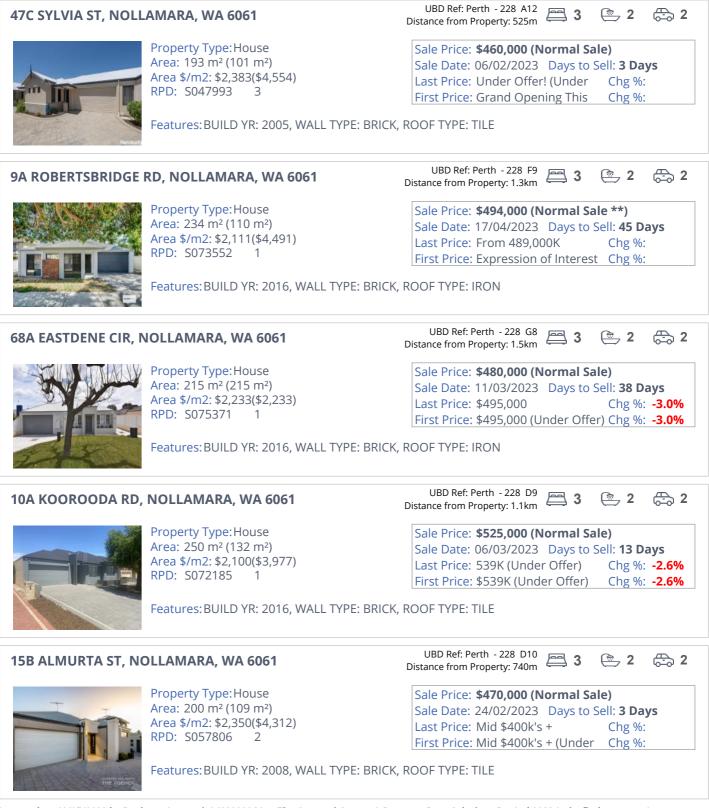
## **COMPARATIVE MARKET ANALYSIS**

5A MYINDEE WAY, NOLLAMARA, WA 6061 PREPARED BY PAULETTE CONTESSI, THE CONTESSI GROUP

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### **Nearby Comparable Sold Properties**

There are 7 sold properties selected within the suburb of NOLLAMARA. The lowest sale price is \$460,000 and the highest sale price is \$525,000 with a median sale price of \$480,000. Days listed ranges from 3 to 45 days with the average currently at 16 days for these selected properties.



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#### **3A MONTEREY ST, NOLLAMARA, WA 6061**

#### Property Type: House Area: 245 m<sup>2</sup> (104 m<sup>2</sup>) Area \$/m2: \$2,102(\$4,952) RPD: S073048 2

UBD Ref: Perth - 227 Q10 🗁 2 **2 3** Distance from Property: 1km

Sale Price: \$515,000 (Normal Sale) Sale Date: 21/02/2023 Days to Sell: 5 Days Last Price: Under Offer! (Under Chg %: First Price: Offers Over \$495,000 Chg %:

Features: BUILD YR: 2015, WALL TYPE: BRICK, ROOF TYPE: IRON, IMPROVEMENTS: SECURE PARKING

#### 2/397B FLINDERS ST, NOLLAMARA, WA 6061



Property Type: House Area: 191 m<sup>2</sup> (94 m<sup>2</sup>) Area \$/m2: \$2,513(\$5,106) RPD: S067663 2

🗁 2 😓 2 Distance from Property: 897m Sale Price: \$480,000 (Normal Sale)

Sale Date: 23/01/2023 Days to Sell: 3 Days Last Price: Under Offer (Under Chg %: First Price: COMING SOON (Under Chg %:

UBD Ref: Perth - 228 D10

Features: BUILD YR: 2013, WALL TYPE: BRICK, ROOF TYPE: IRON

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