Private Sale Price Guide: \$\$1,550,000 - \$1,695,000

## Comparable Properties

## 1. 5 Oxford Gr, Vermont South

Reason: This property with very similar configuration recently sold for **\$1.56 million**. Given the similarities in layout, size, and overall appeal, we believe this property serves as a **strong comparable** to our listing and provides a solid indication of its market value.

## 2. 32 Felgate Pde, Vermont South

Reason: A comparable house recently sold for **\$1.612 million**. However, considering the superior quality, finishes, and overall presentation of our property, we believe it represents greater value. Given these advantages, it is reasonable to expect that our home could achieve a sale price within the range.

## 3. 4 Tullimbar Cirt, Vermont South

Reason: A house with the same configuration as ours recently sold for **\$1.578 million**, making it a highly relevant and directly comparable property. Given the close similarities in layout, size, and overall condition, despite only 2 bathrooms, this sale serves as a strong and reliable benchmark for determining the current market value of our home.