

Subject Property

ID: 13500 Price: \$385,000 Beds/Baths: 4/3 Land: 622 m² Built: 297 m²


Comparable	Price	Beds	Baths	Land (m ²)	Built (m ²)	Distance (km)	Status
12202	\$323,034	3	1	650	236	0.59	Reduced
13636	\$450,000	4	3	561	201	0.60	Available
12539	\$337,079	3	2	433	213	0.88	Available
13847	\$425,000	3	2	758	267	1.42	Available
13598	\$879,213	4	3	793	348	1.49	Available
Averages	\$482,865	3.4	2.2	639	253	0.99	

Subject Price	Average on Market	Difference
\$385,000	\$482,865	-\$97,865 (-20.3%)

Market Analysis

We compared the subject property to 5 similar listings nearby (nearest at 0.6 km). The average asking price of these comparables is \$482,865 (range \$323,034-\$879,213). The subject property is listed at \$385,000, which is about \$97,865 lower (-20.3%) than the average. Typical comparable size: 639 m² lot and 253 m² built, with 3.4 bedrooms and 2.2 bathrooms. The price is very low compared to the market.