



BROKER REPORT

Report Date: 05-01-2018

Prepared By:



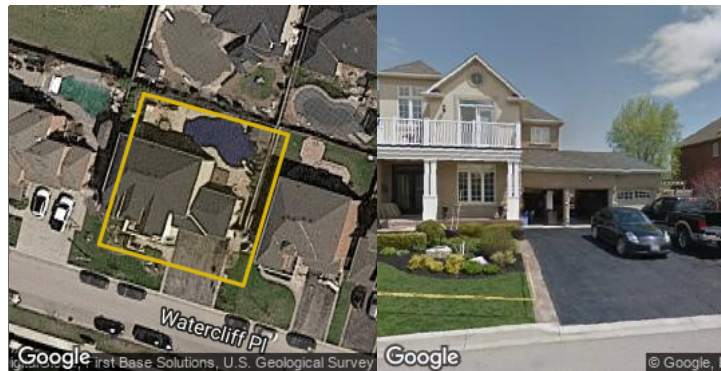
JASON WOODS
Principal Broker

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Property Information

Property Owner	[REDACTED]
Description	LOT 17, PLAN 62M987, STONEY CREEK; CITY OF HAMILTON; S/T EASMT AS IN WE184296; S/T A RIGHT TO ENTER UNTIL THE LATER OF 7 YRS FROM 03/10/20 OR UNTIL PLAN 62M987 HAS BEEN COMPLETELY ACCEPTED AND ASSUMED BY THE CITY AS IN WE192999; S/T EASEMENT FOR ENTRY AS IN WE323287.
Perimeter	101 m
Area	637 m ²
PIN	173700423
Registration Type	LT
Property Type	Single Detached



Ownership and Sales History

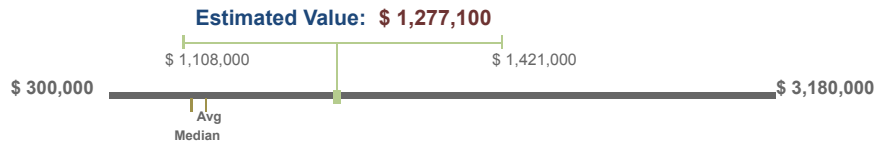
Ownership Information



Sales History

Party To	Registration Date	Consideration Value	Instrument Type
[REDACTED]	12-18-2017	\$ 575,000	Transfer
[REDACTED]	07-19-2013	\$ 725,000	Transfer
[REDACTED]	07-15-2005	\$ 392,721	Transfer
[REDACTED]	10-20-2003	\$ 119,000	Transfer

Estimated Value



Neighbourhood Profile

Range: \$ 300,000 - \$ 3,180,000
 Average: \$ 714,619
 Median: \$ 650,000
 Sales in last 6 months: 81
 Market Shift: 28.9964% ▲

Equity Estimate

Equity Estimate		Estimated Value		Registered Mortgages (Total Face Value)
	=	\$ 1,277,100	less	
				1 Mortgage
				Institution
				Date Issued
				01-12-2018

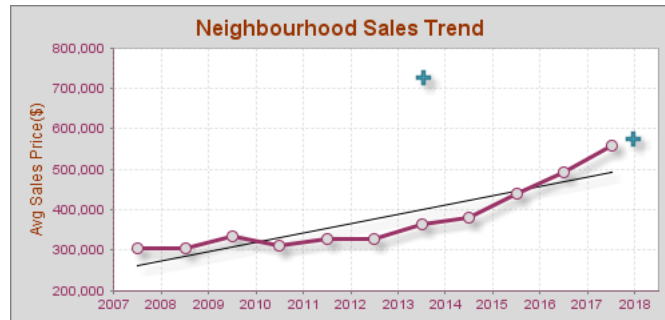
Comparable Sales

Neighbourhood Index

Total LRO Sales: 127,210

Total Block Sales: 889

- + Subject Property Sales Price(s)
- 📊 Average Block Sales Price



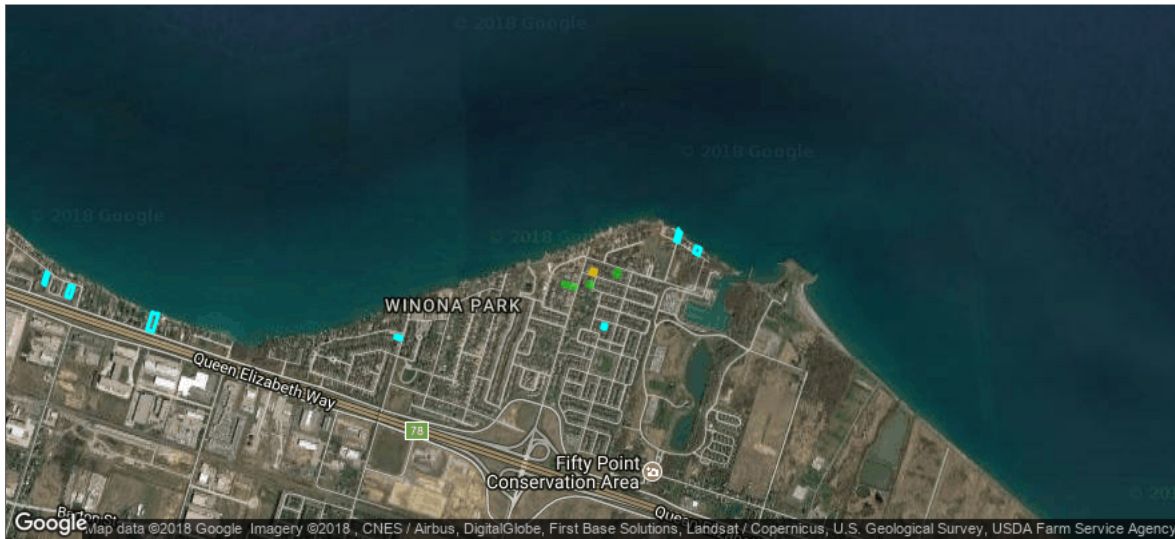
Historical Comparable Sales

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
8 DELROSA WAY	\$ 965,000	06-12-2017	577	44	173700429
14 MCCOLLUM RD	\$ 1,350,000	06-01-2017	821	98	173700413
583 FIFTY RD	\$ 1,560,000	10-13-2017	1,234	98	173690353
43 WINDEMERE RD	\$ 1,200,000	10-26-2017	1,141	439	173700025
55 WINDEMERE AVE	\$ 1,415,000	09-29-2017	1,073	519	173700086
511 WINONA RD	\$ 940,000	02-12-2018	462	1,042	173620641
1073 NORTH SERVICE RD	\$ 1,480,000	12-29-2017	3,190	2,271	173620078
1065 NORTH SERVICE RD	\$ 1,000,000	05-31-2017	2,766	2,328	173620076
474 MCNEILLY RD	\$ 1,050,000	03-31-2017	1,026	2,625	173620062
61 SEABREEZE CRES	\$ 1,045,000	12-06-2017	878	2,838	173620044

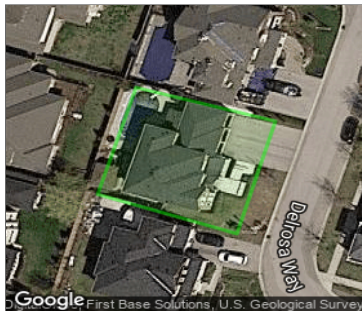
Comparable Sales (At Valuation Date)

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
8 DELROSA WAY	\$ 965,000	06-12-2017	577	44	173700429
14 MCCOLLUM RD	\$ 1,350,000	06-01-2017	821	98	173700413
583 FIFTY RD	\$ 1,560,000	10-13-2017	1,234	98	173690353
12 CARDIGAN PL	\$ 925,000	08-01-2017	432	258	173700462
43 WINDEMERE RD	\$ 1,200,000	10-26-2017	1,141	439	173700025
55 WINDEMERE AVE	\$ 1,415,000	09-29-2017	1,073	519	173700086
511 WINONA RD	\$ 940,000	02-12-2018	462	1,042	173620641
1073 NORTH SERVICE RD	\$ 1,480,000	12-29-2017	3,190	2,271	173620078
37 SEABREEZE CRES	\$ 900,000	06-30-2017	1,490	2,706	173620042
61 SEABREEZE CRES	\$ 1,045,000	12-06-2017	878	2,838	173620044

Aerial View of Neighbourhood and Subject Property



Aerial View of Closest Comparables



Address: 8 DELROSA WAY
 Consideration Value: \$ 965,000
 Registration Date: 06-12-2017
 Meters from S.P.: 44



Address: 14 MCCOLLUM RD
 Consideration Value: \$ 1,350,000
 Registration Date: 06-01-2017
 Meters from S.P.: 98



Address: 583 FIFTY RD
 Consideration Value: \$ 1,560,000
 Registration Date: 10-13-2017
 Meters from S.P.: 98

Broker Report Information

Valuation Date 05-01-2018
AVM Model: Teranet AVM Model
AVM Model Type: AVM
AVM ID: 2002807346

Report ID: 2478672
Report Date: 05-01-2018 9:39 AM
User ID: 73805
Company ID: 14700

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