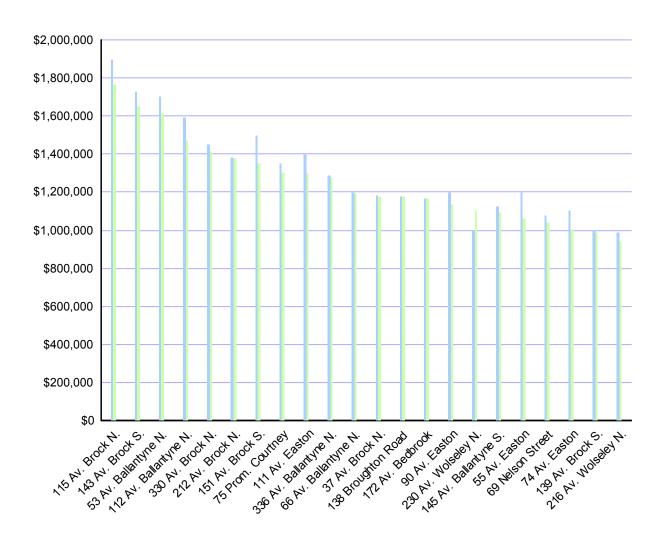
#### Asking price vs sold price









Adjustments

**Details** 



Centris No.	13148704	23125992	
Status	Sold	Sold	
DOM	98	139	
Region	Montréal	Montréal	
Mun./Bor.	Montréal-Ouest	Montréal-Ouest	
Neighbourhood			
Address	115 Av. Brock N.	143 Av. Brock S.	
Mun. Ass.	\$1,054,700 (Year : 2020)	\$1,339,600 (Year : 2020)	
Ask. Price	\$1,895,000	\$1,725,000	
Sold Price	\$1,764,000	\$1,650,000	
Date of Sale	11-02-2020	01-24-2020	
Zoning	Residential	Residential	
Property Type	Two or more storey	Two or more storey	
Type of Bldg.	Detached	Detached	
Year Built	1921	1890	
Siding	Brick	Brick, Acrylic	
Sewage Syst.	Municipality	Municipality	
Water Supply	Municipality, With water meter	Municipality, With water meter	
Land Area	6,599 sqft / 613.07 sqm	5,500 sqft / 510.97 sqm	
Living Area	2,873 sqft / 266.91 sqm sqft	3,835 sqft / 356.28 sqm sqft	
Heat. Syst.	Hot water	Hot water	
Heat. Energy.	Natural gas	Electricity, Natural gas	
No. Rooms	12	17	
Total No. Bdrm.	5	4	
No. Bath.	2	3	
Fireplace-Stove	Fireplace - Other: 2 gas fireplaces	Gas fireplace, Fireplace - Othe	r: 2
Basement	6 feet and more, Finished baseme	6 feet and more, Partially finish	ed
Pool			
Water (access)			
Parking	Driveway, Garage	Driveway, Garage	
Garage	Detached, Single width	Detached, Single width	

 Price
 \$1,764,000
 Price
 \$1,650,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,764,000
 Adjusted Price
 \$1,650,000



**Subject Property** 



Adjustments

**Details** 



Centris No.	25289018	27743813
Status	Sold	Sold
DOM	353	39
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	53 Av. Ballantyne N.	112 Av. Ballantyne N.
Mun. Ass.	\$1,332,300 (Year : 2020)	\$983,900 (Year : 2020)
Ask. Price	\$1,699,000	\$1,588,000
Sold Price	\$1,610,000	\$1,470,000
Date of Sale	02-19-2020	06-12-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Detached	Detached
Year Built	1906	1973
Siding	Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality, With water meter
Land Area	8,799.49 sqft / 817.5 sqm	4,400 sqft / 408.77 sqm
Living Area		2,376 sqft / 220.74 sqm sqft
Heat. Syst.	Hot water	Electric baseboard units, Forced a
Heat. Energy.	Natural gas	Electricity
No. Rooms	18	10
Total No. Bdrm.	5	4
No. Bath.	4	3
Fireplace-Stove	Wood fireplace	Wood fireplace
Basement	Finished basement	6 feet and more, Finished baseme
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway, Garage
Garage	Detached, Double width or more	Detached

 Price
 \$1,610,000
 Price
 \$1,470,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,610,000
 Adjusted Price
 \$1,470,000







Centris No. Status DOM	23385112 Sold 29	24628324 Sold	
DOM		Sold	
	29		
		14	
Region	Montréal	Montréal	
Mun./Bor.	Montréal-Ouest	Montréal-Ouest	
Neighbourhood			
Address	330 Av. Brock N.	212 Av. Brock N.	
Mun. Ass.	\$894,500 (Year : 2020)	\$1,239,800 (Year : 2020)	
Ask. Price	\$1,450,000	\$1,379,000	
Sold Price	\$1,410,000	\$1,374,200	
Date of Sale	08-31-2020	05-15-2020	
Zoning	Residential	Residential	
Property Type	Two or more storey	Two or more storey	
Type of Bldg.	Detached	Detached	
Year Built	1925	1910	
Siding	Brick, Wood	Brick, Stucco	
Sewage Syst.	Municipality	Municipality	
Water Supply	Municipality, With water meter	Municipality, With water meter	
Land Area	4,400 sqft / 408.77 sqm	6,600 sqft / 613.16 sqm	
Living Area	2,638 sqft / 245.08 sqm sqft	3,695 sqft / 343.28 sqm sqft	
Heat. Syst.	Hot water	Hot water	
Heat. Energy.	Natural gas	Natural gas	
No. Rooms	14	12	
Total No. Bdrm.	4	5	
No. Bath.	2	3	
Fireplace-Stove	Wood fireplace	Wood fireplace, Wood stove	
Basement	6 feet and more, Finished baseme	6 feet and more, Finished baseme	
Pool			
Water (access)			
Parking	Driveway	Driveway, Garage	
Garage		Detached, Single width	

 Price
 \$1,410,000
 Price
 \$1,374,200

 Adjustments
 Adjustments

 Adjusted Price
 \$1,410,000
 Adjusted Price
 \$1,374,200







Centris No.         18612651         20820230           Status         Sold         Sold           DOM         226         63           Region         Montréal         Montréal           Mun /Bor.         Montréal-Ouest         Montréal-Ouest           Mun Albard         Montréal-Ouest         Montréal-Ouest           Address         151 Av. Brock S.         75 Prom. Courtney           Mun. Ass.         \$867,600 (Year: 2019)         \$766,200 (Year: 2020)           Ask. Price         \$1,495,000         \$1,340,000           Sold Price         \$1,350,000         \$1,300,000           Sold Price         \$1,350,000         \$1,300,000           Sold Price         \$1,360,000         \$1,300,000           Sold Price         \$1,360,000         \$1,300,000           Property Type         Two or more storey         Split-level           Property Type         Two or more storey         Split-level           Type of Blidg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Water Supply         Municipality, With water meter         Municipality, With water meter           Living Area	Subject Property	Details	Adjustments	Details	Adjustments
DOM         226         63           Region         Montréal         Montréal           Mun/Bor.         Montréal-Ouest         Montréal-Ouest           Neighbourboot         Wardfance         Montréal-Ouest           Address         151 Av. Brock S.         76 Prom. Courtney           Mun. Ass.         3867,600 (Year : 2019)         76 Prom. Courtney           Mun. Ass.         3867,600 (Year : 2019)         \$1,349,000           Sold Price         \$1,389,000         \$1,300,000           Sold Price         \$1,389,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bidg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality, With water meter         Municipality With water meter           Land Area         8,251 sqft / 766,54 sqm         4,755 sqft / 441,75 sqm           Living Area         2,251 sqft / 766,54 sqm         4,755 sqft / 441,75 sqm           Heat. Energy.         Electric baseboard un	Centris No.	18612551		20820230	
Region         Montréal         Montréal         Montréal           Mun/Bor.         Montréal-Ouest         Montréal-Ouest           Neighbourhood         Montréal         Montréal           Address         151 Av. Brock S.         75 Prom. Courtney           Mun. Ass.         \$867,600 (Year : 2019)         \$766,200 (Year : 2020)           Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           1 Type of Bildg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Suphly         Municipality, With water meter         Municipality, With water meter           Land Area         8.251 sqft / 786.54 sqm         4,755 sqft / 441.75 sqm           Living Area         1,221 sqm sqft         3,046 sqft / 282.98 sqm sqft           Heat. Energy.         Electricity, Natural gas         Electricity baseboard units, Forced a <th>Status</th> <th>Sold</th> <th></th> <th>Sold</th> <th></th>	Status	Sold		Sold	
Mun/Bor.         Montréal-Ouest         Montréal-Ouest           Neighbourhood         Address         151 Av. Brock S.         75 Prom. Courtney           Mun. Ass.         \$867,600 (Year : 2019)         \$766,200 (Year : 2020)           Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bldg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter           Land Area         8,251 sqft /786,54 sqm         4,755 sqft /441.75 sqm           Living Area         2,283 sqft /212.1 sqm sqft         3,046 sqft /282.98 sqm sqft           Heat. Energy.         Electric baseboard units, Forced a         Electric baseboard units, Forced a           Heat. Energy.         Electricity, Natural gas         Electricity           No. Bath. <t< th=""><th>DOM</th><th>226</th><th></th><th>63</th><th></th></t<>	DOM	226		63	
Neighbourhood         Address         151 Av. Brock S.         75 Prom. Courtney           Mun. Ass.         \$867,600 (Year : 2019)         \$766,200 (Year : 2020)           Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bldg.         Detached         Detached           Year Bullt         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter         Municipality, With water meter           Land Area         8,251 sqft / 766.54 sqm         4,755 sqft / 441.75 sqm         4           Living Area         2,283 sqft / 212.1 sqm sqft         3,046 sqft / 282.98 sqm sqft           Heat. Energy.         Electric baseboard units, Forced a         Electricity           No. Rooms         11         10           Total No. Bdrm.         4         4           N	Region	Montréal		Montréal	
Address         151 Av. Brock S.         75 Prom. Courtney           Mun. Ass.         \$867,600 (Year : 2019)         \$766,200 (Year : 2020)           Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bldg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter           Land Area         8,251 sqft /766.54 sqm         4,755 sqft /441.75 sqm           Living Area         2,283 sqft /212.1 sqm sqft         3,046 sqft /282.98 sqm sqft           Heat. Energy.         Electric baseboard units, Forced a         Electric baseboard units, Forced a           Heat. Energy.         Electric ty, Natural gas         Electricity           No. Rooms         11         10           Total No. Bdfm.         4         4	Mun./Bor.	Montréal-Ouest		Montréal-Ouest	
Mun. Ass.         \$867,600 (Year : 2019)         \$766,200 (Year : 2020)           Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Spit-level           Type of Bldg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter           Land Area         8,251 sqft / 766.54 sqm         4,755 sqft / 441.75 sqm           Living Area         2,283 sqft / 212.1 sqm sqft         3,046 sqft / 282.98 sqm sqft           Heat. Syst.         Electric baseboard units, Forced a         Electric baseboard units, Forced a           Heat. Energy.         Electricity, Natural gas         Electricity           No. Rooms         11         10           Total No. Bdrm.         4         4           No. Bodm.         4         4           No. Bodsm.	Neighbourhood				
Ask. Price         \$1,495,000         \$1,349,000           Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bldg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter           Land Area         8,251 sqft / 766.54 sqm         4,755 sqft / 441.75 sqm           Living Area         2,283 sqft / 212.1 sqm sqft         3,046 sqft / 282.98 sqm sqft           Heat. Syst.         Electric baseboard units, Forced a         Electric baseboard units, Forced a           Heat. Energy.         Electric, Natural gas         Electricity           No. Rooms         11         10           Total No. Bdrm.         4         4           No. Bath.         3         2           Fireplace-Stove         Gas fireplace, Wood fireplace, Fire         Fireplace - Other: Propane fireplac	Address	151 Av. Brock S.		75 Prom. Courtney	
Sold Price         \$1,350,000         \$1,300,000           Date of Sale         01-24-2020         10-05-2020           Zoning         Residential         Residential           Property Type         Two or more storey         Split-level           Type of Bldg.         Detached         Detached           Year Built         1936         1959           Siding         Stone, Stucco         Aluminum, Brick           Sewage Syst.         Municipality         Municipality           Water Supply         Municipality, With water meter         Municipality, With water meter           Laid Area         8.251 sqtf / 766.54 sqm         4,755 sqtf / 441.75 sqm           Living Area         2,283 sqtf / 212.1 sqm sqt         3,046 sqt f / 282.98 sqm sqt           Heat. Syst.         Electric baseboard units, Forced a         Electric baseboard units, Forced a           Heat. Energy.         Electricity, Natural gas         Electricity           No. Rooms         11         10           Total No. Bdrm.         4         4           No. Bath.         3         2           Fireplace-Stove         Gas fireplace, Wood fireplace, Fire         Fireplace - Other: Propane fireplac           Basement         6 feet and more, Finished baseme         6 feet and m	Mun. Ass.	\$867,600 (Year : 2019)		\$766,200 (Year : 2020)	
Date of Sale01-24-202010-05-2020ZoningResidentialResidentialProperty TypeTwo or more storeySplit-levelType of Bidg.DetachedDetachedYear Built19361959SidingStone, StuccoAluminum, BrickSewage Syst.MunicipalityMunicipalityWater SupplyMunicipality, With water meterMunicipality, With water meterLand Area8,251 sqft / 766.54 sqm4,755 sqft / 441.75 sqmLiving Area2,283 sqft / 212.1 sqm sqft3,046 sqft / 282.98 sqm sqftHeat. Syst.Electric baseboard units, Forced aElectric baseboard units, Forced aHeat. Energy.Electricity, Natural gasElectricityNo. Rooms1110Total No. Bdrm.44No. Bath.32Fireplace-StoveGas fireplace, Wood fireplace, FireFireplace - Other: Propane fireplacBasement6 feet and more, Finished baseme6 feet and more, Finished basemePoolHeated, IngroundWater (access)Driveway, GarageDriveway, Garage	Ask. Price	\$1,495,000		\$1,349,000	
ZoningResidentialResidentialProperty TypeTwo or more storeySplit-levelType of Bldg.DetachedDetachedYear Built19361959SidingStone, StuccoAluminum, BrickSewage Syst.MunicipalityMunicipalityWater SupplyMunicipality, With water meterMunicipality, With water meterLand Area8,251 sqft / 766.54 sqm4,755 sqft / 441.75 sqmLiving Area2,283 sqft / 212.1 sqm sqft3,046 sqft / 282.98 sqm sqftHeat. Syst.Electric baseboard units, Forced aElectric baseboard units, Forced aHeat. Energy.Electricity, Natural gasElectricityNo. Rooms1110Total No. Bdrm.44No. Bath.32Fireplace-StoveGas fireplace, Wood fireplace, FireFireplace - Other: Propane fireplacBasement6 feet and more, Finished baseme6 feet and more, Finished basemePoolHeated, IngroundWater (access)Driveway, GarageParkingDriveway, GarageDriveway, Garage	Sold Price	\$1,350,000		\$1,300,000	
Property Type Two or more storey Split-level Type of Bldg. Detached Detached Detached Detached Detached Detached Detached Siding Stone, Stucco Aluminum, Brick Sewage Syst. Municipality, With water meter Municipality, With water meter Municipality, With water meter Land Area Land Area Land Area Land Area Leving Area Leving Area Leving Area Leving Area Leving Area Lettric baseboard units, Forced a Electric baseboard units, Forced a El	Date of Sale	01-24-2020		10-05-2020	
Type of Bldg. Detached Detached 1959  Siding Stone, Stucco Aluminum, Brick  Sewage Syst. Municipality Municipality Water Supply Municipality, With water meter Municipality, With water meter  Land Area 8.251 sqft / 766.54 sqm 4,755 sqft / 441.75 sqm  Living Area 2,283 sqft / 212.1 sqm sqft 3,046 sqft / 282.98 sqm sqft  Heat. Syst. Electric baseboard units, Forced a Electric baseboard units, Forced a  Heat. Energy. Electricity, Natural gas Electricity  No. Rooms 11 10  Total No. Bdrm. 4  No. Bath. 3  Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplac  Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme  Pool Heated, Inground  Water (access)  Parking Driveway, Garage Driveway, Garage	Zoning	Residential		Residential	
Year Built19361959SidingStone, StuccoAluminum, BrickSewage Syst.MunicipalityMunicipalityWater SupplyMunicipality, With water meterMunicipality, With water meterLand Area8,251 sqft / 766.54 sqm4,755 sqft / 441.75 sqmLiving Area2,283 sqft / 212.1 sqm sqft3,046 sqft / 282.98 sqm sqftHeat. Syst.Electric baseboard units, Forced aElectric baseboard units, Forced aHeat. Energy.Electricity, Natural gasElectricityNo. Rooms1110Total No. Bdrm.44No. Bath.32Fireplace-StoveGas fireplace, Wood fireplace, FireFireplace - Other: Propane fireplacBasement6 feet and more, Finished baseme6 feet and more, Finished basemePoolHeated, IngroundWater (access)Driveway, GarageDriveway, Garage	Property Type	Two or more storey		Split-level	
Siding Stone, Stucco Aluminum, Brick Sewage Syst. Municipality Municipality Water Supply Municipality, With water meter Municipality, With water meter Land Area 8,251 sqft / 766.54 sqm 4,755 sqft / 441.75 sqm Living Area 2,283 sqft / 212.1 sqm sqft 3,046 sqft / 282.98 sqm sqft Heat. Syst. Electric baseboard units, Forced a Electric baseboard units, Forced a Heat. Energy. Electricity, Natural gas Electricity No. Rooms 11 10 Total No. Bdrm. 4 No. Bdrm. 4 No. Bath. 3 Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplac Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme Pool Heated, Inground Water (access) Parking Driveway, Garage Driveway, Garage	Type of Bldg.	Detached		Detached	
Sewage Syst.MunicipalityMunicipalityWater SupplyMunicipality, With water meterMunicipality, With water meterLand Area8,251 sqft / 766.54 sqm4,755 sqft / 441.75 sqmLiving Area2,283 sqft / 212.1 sqm sqft3,046 sqft / 282.98 sqm sqftHeat. Syst.Electric baseboard units, Forced aElectric baseboard units, Forced aHeat. Energy.Electricity, Natural gasElectricityNo. Rooms1110Total No. Bdrm.44No. Bath.32Fireplace-StoveGas fireplace, Wood fireplace, FireFireplace - Other: Propane fireplacBasement6 feet and more, Finished baseme6 feet and more, Finished basemePoolHeated, IngroundWater (access)Driveway, GarageDriveway, Garage	Year Built	1936		1959	
Water SupplyMunicipality, With water meterMunicipality, With water meterLand Area8,251 sqft / 766.54 sqm4,755 sqft / 441.75 sqmLiving Area2,283 sqft / 212.1 sqm sqft3,046 sqft / 282.98 sqm sqftHeat. Syst.Electric baseboard units, Forced aElectric baseboard units, Forced aHeat. Energy.Electricity, Natural gasElectricityNo. Rooms1110Total No. Bdrm.44No. Bath.32Fireplace-StoveGas fireplace, Wood fireplace, FireFireplace - Other: Propane fireplacBasement6 feet and more, Finished baseme6 feet and more, Finished basemePoolHeated, IngroundWater (access)Driveway, GarageDriveway, Garage	Siding	Stone, Stucco		Aluminum, Brick	
Land Area 8,251 sqft / 766.54 sqm 4,755 sqft / 441.75 sqm  Living Area 2,283 sqft / 212.1 sqm sqft 3,046 sqft / 282.98 sqm sqft  Heat. Syst. Electric baseboard units, Forced a Electric baseboard units, Forced a  Heat. Energy. Electricity, Natural gas Electricity  No. Rooms 11 10  Total No. Bdrm. 4  No. Bath. 3  Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplace  Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme  Pool Heated, Inground  Water (access)  Parking Driveway, Garage Driveway, Garage	Sewage Syst.	Municipality		Municipality	
Living Area 2,283 sqft / 212.1 sqm sqft 3,046 sqft / 282.98 sqm sqft  Heat. Syst. Electric baseboard units, Forced a Electric baseboard units, Forced a  Heat. Energy. Electricity, Natural gas Electricity  No. Rooms 11 10  Total No. Bdrm. 4 4  No. Bath. 3 2  Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplace  Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme  Pool Heated, Inground  Water (access)  Parking Driveway, Garage Driveway, Garage	Water Supply	Municipality, With water meter		Municipality, With water meter	
Heat. Syst.  Heat. Energy.  Electric baseboard units, Forced a  Electric baseboard units, Forced a  Electric baseboard units, Forced a  Electricity  No. Rooms  11  10  Total No. Bdrm.  No. Bath.  Sasement  Gas fireplace, Wood fireplace, Fire  Basement  6 feet and more, Finished baseme  Pool  Heated, Inground  Water (access)  Parking  Driveway, Garage  Electric baseboard units, Forced a  Electricity  A  Driveway, Garage	Land Area	8,251 sqft / 766.54 sqm		4,755 sqft / 441.75 sqm	
Heat. Energy.  No. Rooms  11  10  Total No. Bdrm.  No. Bath.  Sasfireplace, Wood fireplace, Fire Basement Basement Pool Heated, Inground  Water (access)  Parking  Electricity, Natural gas  Electricity  10  4  Rooms  6  6  6  6  6  6  6  6  6  6  6  6  6	Living Area	2,283 sqft / 212.1 sqm sqft		3,046 sqft / 282.98 sqm sqft	
No. Rooms 11 10  Total No. Bdrm. 4 4  No. Bath. 3 2  Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplace Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme  Pool Heated, Inground  Water (access)  Parking Driveway, Garage Driveway, Garage	Heat. Syst.	Electric baseboard units, Forced a		Electric baseboard units, Forced a	
Total No. Bdrm.  No. Bath.  Gas fireplace, Wood fireplace, Fire Basement Get and more, Finished baseme Pool Heated, Inground Water (access) Parking Driveway, Garage  4  6  6  6  6  6  6  6  6  6  6  6  6	Heat. Energy.	Electricity, Natural gas		Electricity	
No. Bath.  Sireplace-Stove Gas fireplace, Wood fireplace, Fire Basement Get and more, Finished baseme Gol Heated, Inground Water (access) Parking Driveway, Garage  2 Fireplace - Other: Propane fireplace Fireplace - Other: Propane fir	No. Rooms	11		10	
Fireplace-Stove Gas fireplace, Wood fireplace, Fire Fireplace - Other: Propane fireplace  Basement 6 feet and more, Finished baseme 6 feet and more, Finished baseme  Pool Heated, Inground  Water (access)  Parking Driveway, Garage Driveway, Garage	Total No. Bdrm.	4		4	
Basement       6 feet and more, Finished baseme       6 feet and more, Finished baseme         Pool       Heated, Inground         Water (access)       Driveway, Garage       Driveway, Garage	No. Bath.	3		2	
Pool     Heated, Inground       Water (access)     Driveway, Garage       Parking     Driveway, Garage	Fireplace-Stove	Gas fireplace, Wood fireplace, Fire		Fireplace - Other: Propane fireplace	
Water (access) Parking Driveway, Garage Driveway, Garage	Basement	6 feet and more, Finished baseme		6 feet and more, Finished baseme	
Parking   Driveway, Garage   Driveway, Garage	Pool	Heated, Inground			
	Water (access)				
Garage Built-in, Heated, Single width Built-in, Double width or more	Parking	Driveway, Garage		Driveway, Garage	
	Garage	Built-in, Heated, Single width		Built-in, Double width or more	

Price\$1,350,000Price\$1,300,000AdjustmentsAdjustments

Adjusted Price \$1,350,000 Adjusted Price \$1,300,000





Adjustments

**Details** 



Centris No.	19039506	15048880
Status	Sold	Sold
DOM	147	18
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	111 Av. Easton	336 Av. Ballantyne N.
Mun. Ass.	\$824,500 (Year : 2020)	\$826,700 (Year : 2018)
Ask. Price	\$1,395,000	\$1,288,000
Sold Price	\$1,295,000	\$1,275,000
Date of Sale	03-07-2020	09-05-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Detached	Detached
Year Built	1906	1931
Siding	Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	4,915.88 sqft / 456.7 sqm	4,400.28 sqft / 408.8 sqm
Living Area	2,427.26 sqft / 225.5 sqm sqm	
Heat. Syst.	Convection baseboards, Hot water	Convection baseboards, Forced ai
Heat. Energy.	Electricity, Natural gas	Electricity
No. Rooms	12	15
Total No. Bdrm.	5	5
No. Bath.	2	2
Fireplace-Stove	Wood fireplace	Gas fireplace
Basement	6 feet and more, Unfinished	6 feet and more, Finished baseme
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway
Garage	Attached, Single width	

 Price
 \$1,295,000
 Price
 \$1,275,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,295,000
 Adjusted Price
 \$1,275,000







Subject Property	Details	Adjustments	Details	Adjustments
Centris No.	24637308		11156083	
Status	Sold		Sold	
DOM	50		22	
Region	Montréal		Montréal	
Mun./Bor.	Montréal-Ouest		Montréal-Ouest	
Neighbourhood				
Address	66 Av. Ballantyne N.		37 Av. Brock N.	
Mun. Ass.	\$815,000 (Year : 2020)		\$771,800 (Year : 2018)	
Ask. Price	\$1,198,000		\$1,180,000	
Sold Price	\$1,190,000		\$1,175,000	
Date of Sale	12-17-2019		08-19-2020	
Zoning	Residential		Residential	
Property Type	Two or more storey		Two or more storey	
Type of Bldg.	Detached		Detached	
Year Built	1967		1900	
Siding	Aluminum, Brick, Stone		Brick	
Sewage Syst.	Municipality		Municipality	
Water Supply	Municipality		Municipality, With water meter	
Land Area	4,175.32 sqft / 387.9 sqm		6,599.35 sqft / 613.1 sqm	
Living Area				
Heat. Syst.	Forced air		Hot water	
Heat. Energy.	Dual energy		Natural gas	
No. Rooms	9		8	
Total No. Bdrm.	5		4	
No. Bath.	3		1	
Fireplace-Stove	Fireplace - Other: Ethanol		Wood fireplace, Fireplace - Other	er:
Basement	Finished basement		6 feet and more, Partially finishe	ed,
Pool				
Water (access)				
Parking	Driveway, Garage		Driveway, Garage	
Garage	Built-in, Single width		Attached, Heated, Single width	

 Price
 \$1,190,000
 Price
 \$1,175,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,190,000
 Adjusted Price
 \$1,175,000







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Centris No.	25349197		12988369	
Status	Sold		Sold	
DOM	51		23	
Region	Montréal		Montréal	
Mun./Bor.	Montréal-Ouest		Montréal-Ouest	
Neighbourhood				
Address	138 Broughton Road		172 Av. Bedbrook	
Mun. Ass.	\$814,600 (Year : 2020)		\$675,200 (Year : 2020)	
Ask. Price	\$1,175,000		\$1,165,000	
Sold Price	\$1,175,000		\$1,165,000	
Date of Sale	12-28-2020		06-07-2020	
Zoning	Residential		Residential	
Property Type	Two or more storey		Two or more storey	
Type of Bldg.	Semi-detached		Detached	
Year Built	1930		1960	
Siding	Brick		Brick	
Sewage Syst.	Municipality		Municipality	
Water Supply	Municipality, With water meter		Municipality, With water meter	
Land Area	3,999.98 sqft / 371.61 sqm		4,345 sqft / 403.66 sqm	
Living Area	2,383.99 sqft / 221.48 sqm sqi	m	2,355 sqft / 218.79 sqm sqft	
Heat. Syst.	Hot water		Convection baseboards, Electric	b
Heat. Energy.	Electricity		Electricity	
No. Rooms	15		9	
Total No. Bdrm.	5		4	
No. Bath.	2		2	
Fireplace-Stove	Fireplace - Other: Decorative		Wood fireplace	
Basement	6 feet and more, Finished base	eme	6 feet and more, Finished basem	е
Pool				
Water (access)				
Parking	Driveway		Driveway, Garage	
Garage			Built-in, Heated, Single width	

 Price
 \$1,175,000
 Price
 \$1,165,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,175,000
 Adjusted Price
 \$1,165,000







Centris No.	18394749	27075530	
Status	Sold	Sold	
DOM	100	10	
Region	Montréal	Montréal	
Mun./Bor.	Montréal-Ouest	Montréal-Ouest	
Neighbourhood			
Address	90 Av. Easton	230 Av. Wolseley N.	
Mun. Ass.	\$811,000 (Year : 2018)	\$869,300 (Year : 2020)	
Ask. Price	\$1,198,000	\$995,000	
Sold Price	\$1,135,000	\$1,105,000	
Date of Sale	06-12-2020	02-24-2020	
Zoning	Residential	Residential	
Property Type	Two or more storey	Two or more storey	
Type of Bldg.	Detached	Detached	
Year Built	1952	1939	
Siding	Brick	Brick	
Sewage Syst.	Municipality	Municipality	
Water Supply	Municipality	Municipality	
Land Area	14 069.5 sqft / 1 307.1 sqm	4,500.39 sqft / 418.1 sqm	
Living Area	2 402.5 sqft / 223.2 sqm sqm	1,674 sqft / 155.52 sqm sqft	
Heat. Syst.		Hot water	
Heat. Energy.	Natural gas	Natural gas	
No. Rooms	10	11	
Total No. Bdrm.	4	4	
No. Bath.	2	2	
Fireplace-Stove		Wood fireplace	
Basement	6 feet and more, Finished baseme	6 feet and more, Finished baseme	•
Pool			
Water (access)			
Parking	Driveway, Garage	Driveway, Garage	
Garage	Attached, Heated, Single width	Attached, Single width	

 Price
 \$1,135,000
 Price
 \$1,105,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,135,000
 Adjusted Price
 \$1,105,000







Subject Property	Details	Adjustments	Details	Adjustments
Centris No.	18779751		17672412	
Status	Sold		Sold	
DOM	5		160	
Region	Montréal		Montréal	
Mun./Bor.	Montréal-Ouest		Montréal-Ouest	
Neighbourhood				
Address	145 Av. Ballantyne S.		55 Av. Easton	
Mun. Ass.	\$836,300 (Year : 2020)		\$781,000 (Year : 2020)	
Ask. Price	\$1,125,000		\$1,199,000	
Sold Price	\$1,090,000		\$1,060,000	
Date of Sale	10-07-2020		02-11-2020	
Zoning	Residential		Residential	
Property Type	Two or more storey		Two or more storey	
Type of Bldg.	Detached		Detached	
Year Built	1908		1994	
Siding	Stucco, Wood		Brick	
Sewage Syst.	Municipality		Municipality	
Water Supply	Municipality		Municipality, With water meter	
Land Area	5,500.36 sqft / 511 sqm		3,750 sqft / 348.39 sqm	
Living Area	2,504.76 sqft / 232.7 sqm sqm		2,812 sqft / 261.24 sqm sqft	
Heat. Syst.	Hot water		Electric baseboard units, Forced a	
Heat. Energy.	Electricity		Electricity	
No. Rooms	15		10	
Total No. Bdrm.	4		6	
No. Bath.	2		3	
Fireplace-Stove	Wood fireplace		Wood fireplace	
Basement	6 feet and more, Outdoor entrance		6 feet and more, Finished baseme	
Pool				
Water (access)				
Parking	Driveway, Garage		Driveway, Garage	
Garage	Built-in, Heated, Single width		Built-in, Double width or more, Hea	

 Price
 \$1,090,000
 Price
 \$1,060,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,090,000
 Adjusted Price
 \$1,060,000







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Centris No.	9716495		10679974	
Status	Sold		Sold	
DOM	2		5	
Region	Montréal		Montréal	
Mun./Bor.	Montréal-Ouest		Montréal-Ouest	
Neighbourhood				
Address	69 Nelson Street		74 Av. Easton	
Mun. Ass.	\$678,000 (Year : 2019)		\$1,133,800 (Year : 2020)	
Ask. Price	\$1,075,000		\$1,100,000	
Sold Price	\$1,040,000		\$1,004,000	
Date of Sale	01-06-2020		01-19-2020	
Zoning	Residential		Residential	
Property Type	Two or more storey		Two or more storey	
Type of Bldg.	Semi-detached		Detached	
Year Built	1945		1927	
Siding	Brick			
Sewage Syst.	Municipality		Municipality	
Water Supply	Municipality		Municipality	
Land Area	3 679.1 sqft / 341.8 sqm		15,529.09 sqft / 1 442.7 sqm	
Living Area	2,500 sqft / 232.26 sqm sqft			
Heat. Syst.	Forced air		Electric baseboard units, Hot wat	е
Heat. Energy.	Electricity		Natural gas	
No. Rooms	10		9	
Total No. Bdrm.	4		4	
No. Bath.	3		1	
Fireplace-Stove	Fireplace - Other: Electricity		Wood fireplace	
Basement	6 feet and more, Finished baseme		Finished basement	
Pool			Inground	
Water (access)				
Parking	Driveway, Garage		Driveway, Garage	
Garage	Detached, Single width		Detached, Double width or more	

 Price
 \$1,040,000
 Price
 \$1,004,000

 Adjustments
 Adjustments

 Adjusted Price
 \$1,040,000
 Adjusted Price
 \$1,004,000







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Centris No.	27151151	28526393
Status	Sold	Sold
DOM	103	77
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	139 Av. Brock S.	216 Av. Wolseley N.
Mun. Ass.	\$1,028,800 (Year : 2018)	\$961,000 (Year : 2020)
Ask. Price	\$998,000	\$988,000
Sold Price	\$987,000	\$940,000
Date of Sale	06-06-2020	05-20-2020
Zoning	Residential	
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Detached	Detached
Year Built	1910	1950
Siding		Brick, Concrete stone, Wood
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	5,500.36 sqft / 511 sqm	5,849.11 sqft / 543.4 sqm
Living Area	3 226.2 sqft / 299.72 sqm sqft	
Heat. Syst.		Electric baseboard units, Forced a
Heat. Energy.	Electricity, Heating oil	Electricity, Natural gas
No. Rooms	17	9
Total No. Bdrm.	8	3
No. Bath.	2	2
Fireplace-Stove		Stove - Other: grain
Basement	Unfinished	6 feet and more, Finished baseme
Pool	Inground	
Water (access)		
Parking	Driveway	Driveway, Garage
Garage		Built-in, Single width

 Price
 \$987,000
 Price
 \$940,000

 Adjustments
 Adjustments

 Adjusted Price
 \$987,000
 Adjusted Price
 \$940,000

#### SUBJECT PROPERTY



#### **SUBJECT REMARKS**

#### **SUMMARY**

	Low	Median	Average	High	Count	
Comparable Price	\$940,000	\$1,182,500	\$1,252,918	\$1,764,000	22	
Adjusted Comparable Price	\$940,000	\$1,182,500	\$1,252,918	\$1,764,000	22	

#### **SUGGESTED LIST PRICE**

#### **PRICING ADDITIONAL NOTES**