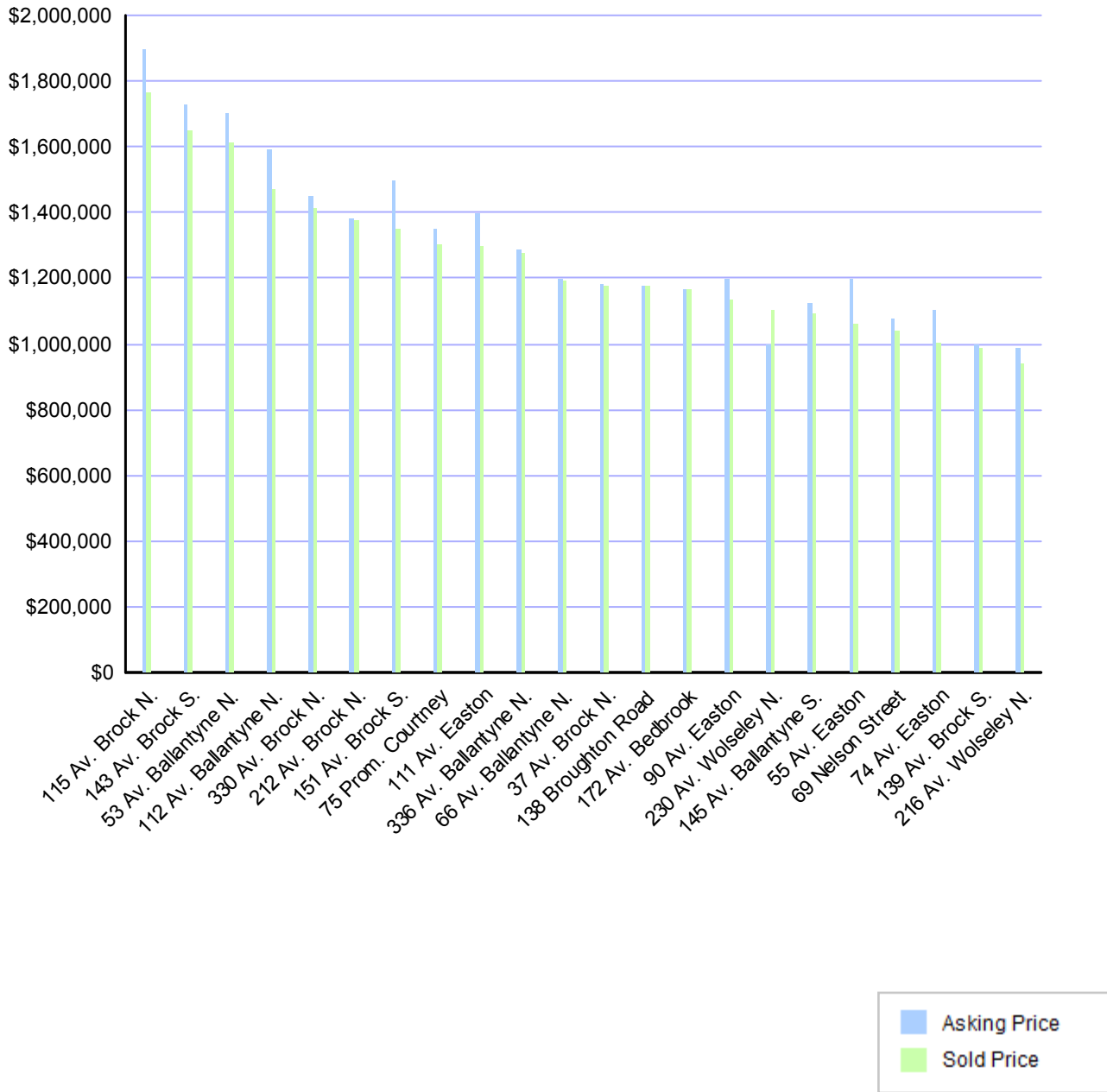


Comparative Market Analysis

Asking price vs sold price



Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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 - Other: 2

Basement

6 feet and more, Finished baseme

6 feet and more, Partially finished

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

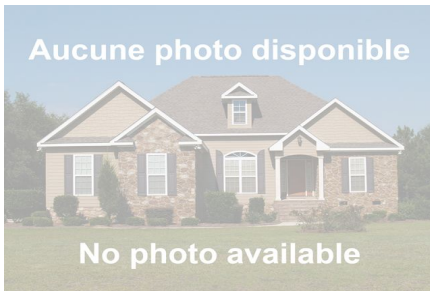
Adjusted Price

\$1,764,000

Adjusted Price

\$1,650,000

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

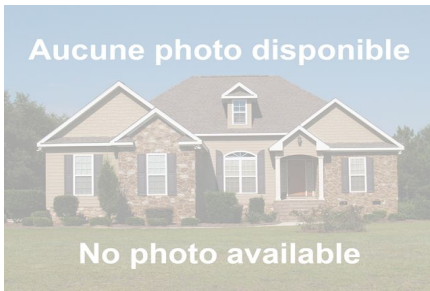
Adjustments

Centris No.	23385112		24628324	
Status	Sold		Sold	
DOM	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
 Adjustments
 Adjusted Price \$1,410,000

Price \$1,374,200
 Adjustments
 Adjusted Price \$1,374,200

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

Centris No.

18612551

20820230

Status

Sold

Sold

DOM

226

63

Region

Montréal

Montréal

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 / 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. Bath.

3

2

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

Garage

Built-in, Heated, Single width

Built-in, Double width or more

Price

\$1,350,000

Price

\$1,300,000

Adjustments

Adjustments

Adjusted Price

\$1,350,000

Adjusted Price

\$1,300,000

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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
 Adjustments
 Adjusted Price \$1,295,000

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

Comparative Market Analysis



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:	
Basement	Finished basement		6 feet and more, Partially finished,	
Pool				
Water (access)				
Parking	Driveway, Garage		Driveway, Garage	
Garage	Built-in, Single width		Attached, Heated, Single width	

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

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

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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 sqm		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 baseme		6 feet and more, Finished baseme	
Pool				
Water (access)				
Parking	Driveway		Driveway, Garage	
Garage			Built-in, Heated, Single width	

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

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

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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

Comparative Market Analysis



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, He	

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

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

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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 wate	
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

Comparative Market Analysis



Subject Property

Details

Adjustments

Details

Adjustments

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

Comparative Market Analysis

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