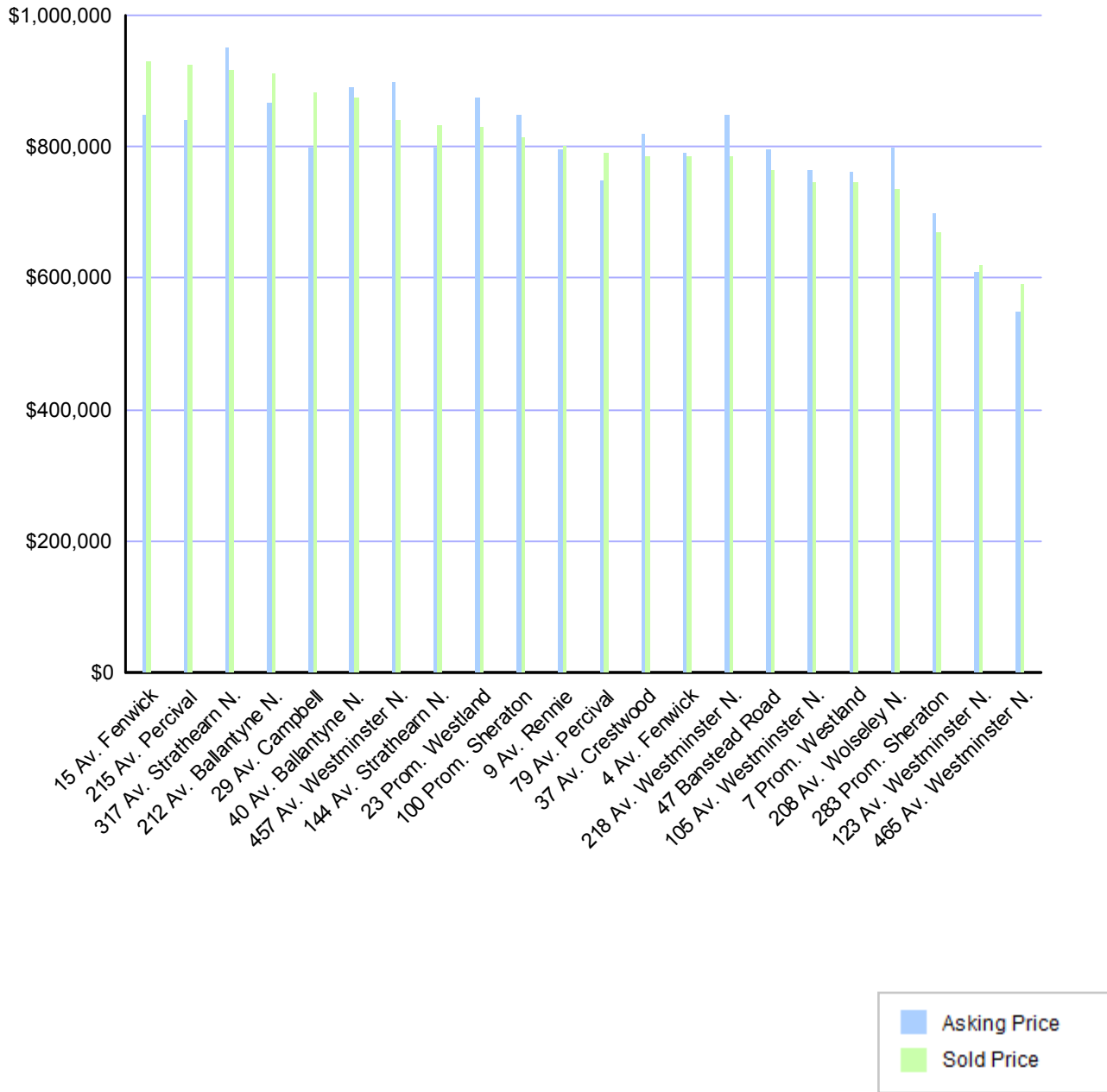
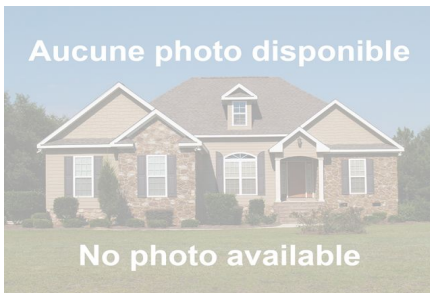


Comparative Market Analysis

Asking price vs sold price



Comparative Market Analysis



Subject Property

Details

Details

Centris No.	14985953	21075170
Status	Sold	Sold
DOM	6	6
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	15 Av. Fenwick	215 Av. Percival
Mun. Ass.	\$718,800 (Year : 2020)	\$712,100 (Year : 2018)
Ask. Price	\$849,000	\$839,000
Sold Price	\$930,000	\$925,000
Date of Sale	08-07-2020	12-16-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Semi-detached	Semi-detached
Year Built	1920	1925
Siding	Brick	
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality, With water meter	Municipality
Land Area	6,584 sqft / 611.67 sqm	3 741.5 sqft / 347.6 sqm
Living Area	1,751 sqft / 162.67 sqm sqft	1 727.6 sqft / 160.5 sqm sqft
Heat. Syst.	Hot water	Hot water
Heat. Energy.	Natural gas	Natural gas
No. Rooms	8	13
Total No. Bdrm.	4	4
No. Bath.	1	3
Fireplace-Stove	Gas fireplace	Wood fireplace
Basement	6 feet and more, Outdoor entrance, Partially finished	6 feet and more, Outdoor entrance, Partially finished
Pool		
Water (access)		
Parking	Driveway	Driveway
Garage		

Comparative Market Analysis



Subject Property

Details

Details

Centris No.	26905277	9728854
Status	Sold	Sold
DOM	34	6
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	317 Av. Strathearn N.	212 Av. Ballantyne N.
Mun. Ass.	\$633,700 (Year : 2020)	\$617,800 (Year : 2020)
Ask. Price	\$949,000	\$865,000
Sold Price	\$917,000	\$911,000
Date of Sale	12-02-2020	11-11-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Detached	Detached
Year Built	1953	1948
Siding		Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality, With water meter
Land Area	4,768.41 sqft / 443 sqm	4,400 sqft / 408.77 sqm
Living Area	1,443.44 sqft / 134.1 sqm sqm	1,401 sqft / 130.16 sqm sqft
Heat. Syst.	Hot water	Forced air
Heat. Energy.	Electricity	Electricity
No. Rooms	9	9
Total No. Bdrm.	3	3
No. Bath.	1	2
Fireplace-Stove	Wood fireplace	Wood fireplace
Basement		6 feet and more, Finished basement
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway, Garage
Garage	Attached, Single width	Attached, Single width

Comparative Market Analysis



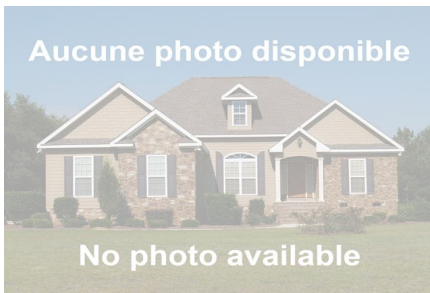
Subject Property

Details

Details

Centris No.	9025299	18036407
Status	Sold	Sold
DOM	7	22
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	29 Av. Campbell	40 Av. Ballantyne N.
Mun. Ass.	\$705,200 (Year : 2020)	\$702,300 (Year : 2020)
Ask. Price	\$799,000	\$889,000
Sold Price	\$882,000	\$874,000
Date of Sale	02-11-2020	10-08-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Semi-detached	Semi-detached
Year Built	1950	1891
Siding	Brick	Stucco
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality, With water meter
Land Area	5,700 sqft / 529.55 sqm	4,400 sqft / 408.77 sqm
Living Area	1,570 sqft / 145.86 sqm sqft	2,154 sqft / 200.11 sqm sqft
Heat. Syst.	Hot water	Electric baseboard units, Hot water
Heat. Energy.	Heating oil	Electricity
No. Rooms	9	10
Total No. Bdrm.	4	4
No. Bath.	2	2
Fireplace-Stove	Wood fireplace	
Basement	6 feet and more, Finished basement	6 feet and more, Partially finished
Pool	Inground, salted water	
Water (access)		
Parking	Driveway, Garage	Driveway
Garage	Attached, Built-in	

Comparative Market Analysis



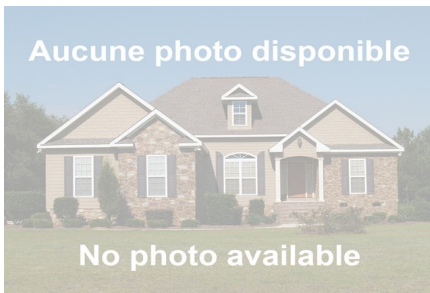
Subject Property

Details

Details

Centris No.	15392550	26774286
Status	Sold	Sold
DOM	84	3
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	457 Av. Westminster N.	144 Av. Strathearn N.
Mun. Ass.	\$490,800 (Year : 2020)	\$621,400 (Year : 2020)
Ask. Price	\$897,000	\$798,000
Sold Price	\$840,000	\$831,000
Date of Sale	09-15-2020	07-12-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Detached	Semi-detached
Year Built	1930	1896
Siding	Aluminum, Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	5,975 sqft / 555.1 sqm	4,500.39 sqft / 418.1 sqm
Living Area		1,649.35 sqft / 153.23 sqm sqm
Heat. Syst.	Electric baseboard units, Forced air, Hot water	Hot water
Heat. Energy.	Electricity	Electricity, Natural gas
No. Rooms	9	8
Total No. Bdrm.	4	3
No. Bath.	1	1
Fireplace-Stove	Wood fireplace	
Basement	6 feet and more, Unfinished	6 feet and more, Unfinished
Pool		
Water (access)		
Parking	Driveway, Garage	
Garage	Detached, Heated	

Comparative Market Analysis



Subject Property

Details

Details

Centris No.	12530415	27660310
Status	Sold	Sold
DOM	29	61
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	23 Prom. Westland	100 Prom. Sheraton
Mun. Ass.	\$689,800 (Year : 2018)	\$757,000 (Year : 2020)
Ask. Price	\$875,000	\$849,000
Sold Price	\$830,000	\$813,000
Date of Sale	10-09-2020	08-24-2020
Zoning	Residential	Residential
Property Type	Split-level	Split-level
Type of Bldg.	Detached	Detached
Year Built	1956	1957
Siding		Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	4,948.52 sqft / 459.73 sqm	6,598 sqft / 612.97 sqm
Living Area		2,249 sqft / 208.94 sqm sqft
Heat. Syst.	Forced air	Forced air
Heat. Energy.	Dual energy, Electricity, Heating oil	Electricity
No. Rooms	10	12
Total No. Bdrm.	5	4
No. Bath.	2	2
Fireplace-Stove		Wood stove
Basement	6 feet and more, Finished basement	6 feet and more
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway, Garage
Garage	Attached	Attached, Single width

Comparative Market Analysis



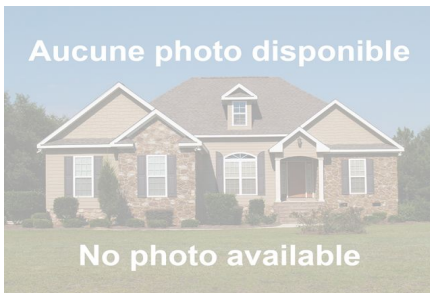
Subject Property

Details

Details

Centris No.	9259069	12330469
Status	Sold	Sold
DOM	8	17
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	9 Av. Rennie	79 Av. Percival
Mun. Ass.	\$913,700 (Year : 2020)	\$617,700 (Year : 2020)
Ask. Price	\$795,000	\$749,000
Sold Price	\$800,000	\$790,000
Date of Sale	09-11-2020	08-13-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Two or more storey
Type of Bldg.	Semi-detached	Semi-detached
Year Built	1926	1926
Siding	Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality, With water meter	Municipality
Land Area	6,359 sqft / 590.77 sqm	3,602 sqft / 334.64 sqm
Living Area	2,275 sqft / 211.35 sqm sqft	
Heat. Syst.	Hot water	Hot water
Heat. Energy.	Natural gas	Natural gas
No. Rooms	8	15
Total No. Bdrm.	3	4
No. Bath.	1	3
Fireplace-Stove	Fireplace - Other: Electric insert	Wood fireplace
Basement	6 feet and more, Unfinished	6 feet and more, Finished basement
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway
Garage	Built-in, Single width	

Comparative Market Analysis



Subject Property

Details

Details

Centris No.	9380612	28790688
Status	Sold	Sold
DOM	39	6
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	37 Av. Crestwood	4 Av. Fenwick
Mun. Ass.	\$622,200 (Year : 2020)	\$535,000 (Year : 2020)
Ask. Price	\$819,000	\$789,000
Sold Price	\$785,000	\$785,000
Date of Sale	05-24-2020	06-04-2020
Zoning	Residential	Residential
Property Type	Split-level	Two or more storey
Type of Bldg.	Detached	Semi-detached
Year Built	1957	1925
Siding	Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality, With water meter
Land Area	4,897.58 sqft / 455 sqm	2,565 sqft / 238.3 sqm
Living Area		1,532 sqft / 142.33 sqm sqft
Heat. Syst.	Forced air	Electric baseboard units, Hot water
Heat. Energy.	Electricity	Natural gas
No. Rooms	9	10
Total No. Bdrm.	5	4
No. Bath.	2	2
Fireplace-Stove	Wood fireplace, Fireplace - Other: Non conforming	Wood fireplace
Basement	6 feet and more, Finished basement	6 feet and more, Finished basement
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway
Garage	Built-in, Single width	

Comparative Market Analysis



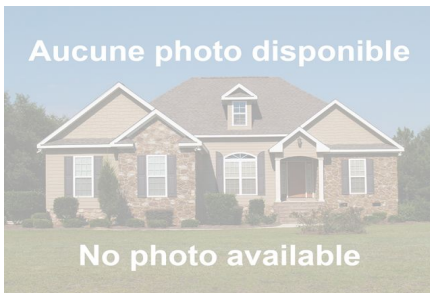
Subject Property

Details

Details

Centris No.	15168774	14955809
Status	Sold	Sold
DOM	132	13
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	218 Av. Westminster N.	47 Banstead Road
Mun. Ass.	\$666,000 (Year : 2020)	\$661,900 (Year : 2018)
Ask. Price	\$849,000	\$795,000
Sold Price	\$785,000	\$765,000
Date of Sale	07-07-2020	02-14-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Split-level
Type of Bldg.	Detached	Detached
Year Built	1912	1956
Siding	Brick	Brick, Stone
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	2,449.86 sqft / 227.6 sqm	4,392 sqft / 408.03 sqm
Living Area	2,843.82 sqft / 264.2 sqm sqm	
Heat. Syst.	Hot water	Forced air
Heat. Energy.	Natural gas	Electricity
No. Rooms	15	14
Total No. Bdrm.	5	5
No. Bath.	2	3
Fireplace-Stove	Wood fireplace	Wood fireplace
Basement	6 feet and more, Finished basement	6 feet and more
Pool		
Water (access)		
Parking	Driveway, Garage	Driveway, Garage
Garage	Double width or more	Built-in

Comparative Market Analysis



Subject Property

Details

Details

Centris No.	26692399	20360520
Status	Sold	Sold
DOM	18	71
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	105 Av. Westminster N.	7 Prom. Westland
Mun. Ass.	\$581,900 (Year : 2020)	\$594,400 (Year : 2020)
Ask. Price	\$765,000	\$760,000
Sold Price	\$745,500	\$745,000
Date of Sale	10-09-2020	06-17-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Split-level
Type of Bldg.	Semi-detached	Detached
Year Built	1917	1956
Siding	Aluminum, Brick	Aluminum, Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	2,249.66 sqft / 209 sqm	4,950.32 sqft / 459.9 sqm
Living Area	1,525.25 sqft / 141.7 sqm sqft	1,526 sqft / 141.77 sqm sqft
Heat. Syst.	Electric baseboard units, Hot water	Hot water
Heat. Energy.	Electricity, Natural gas	Heating oil
No. Rooms	10	7
Total No. Bdrm.	3	4
No. Bath.	2	2
Fireplace-Stove	Wood fireplace	Wood fireplace
Basement	6 feet and more, Finished basement, Outdoor entranc	6 feet and more, Outdoor entrance
Pool		
Water (access)		
Parking	Driveway	Driveway, Garage
Garage		Built-in, Single width

Comparative Market Analysis



Subject Property

Details

Details

Centris No.	18707968	16821091
Status	Sold	Sold
DOM	380	61
Region	Montréal	Montréal
Mun./Bor.	Montréal-Ouest	Montréal-Ouest
Neighbourhood		
Address	208 Av. Wolseley N.	283 Prom. Sheraton
Mun. Ass.	\$807,000 (Year : 2018)	\$527,400 (Year : 2020)
Ask. Price	\$799,000	\$699,000
Sold Price	\$735,000	\$670,000
Date of Sale	02-02-2020	11-17-2020
Zoning	Residential	Residential
Property Type	Two or more storey	Split-level
Type of Bldg.	Detached	Detached
Year Built	1890	1956
Siding	Brick	Brick
Sewage Syst.	Municipality	Municipality
Water Supply	Municipality	Municipality
Land Area	5,400.25 sqft / 501.7 sqm	5,053 sqft / 469.44 sqm
Living Area		
Heat. Syst.	Electric baseboard units, Hot water	Hot water
Heat. Energy.	Electricity, Natural gas	Electricity
No. Rooms	13	12
Total No. Bdrm.	5	3
No. Bath.	1	1
Fireplace-Stove		
Basement	Low (less than 6 feet), Partially finished	Partially finished
Pool		
Water (access)		
Parking	Garage	Driveway, Garage
Garage	Detached	Built-in, Heated, Single width

Comparative Market Analysis



Subject Property

Centris No.

Status

DOM

Region

Mun./Bor.

Neighbourhood

Address

Mun. Ass.

Ask. Price

Sold Price

Date of Sale

Zoning

Property Type

Type of Bldg.

Year Built

Siding

Sewage Syst.

Water Supply

Land Area

Living Area

Heat. Syst.

Heat. Energy.

No. Rooms

Total No. Bdrm.

No. Bath.

Fireplace-Stove

Basement

Pool

Water (access)

Parking

Garage

Details

13032833

Sold

2

Montréal

Montréal-Ouest

123 Av. Westminster N.

\$405,400 (Year : 2020)

\$609,000

\$620,000

09-19-2020

Residential

Two or more storey

Detached

1916

Brick

Municipality

Municipality, With water meter

2,250 sqft / 209.03 sqm

1,307 sqft / 121.42 sqm sqft

Electric baseboard units

Electricity

6

2

2

Gas fireplace, Wood fireplace

6 feet and more, Finished basement, Outdoor entranc

Pool

Water (access)

Parking

Garage

Details

11475674

Sold

7

Montréal

Montréal-Ouest

465 Av. Westminster N.

\$495,800 (Year : 2020)

\$549,000

\$590,000

08-18-2020

Residential

One-and-a-half-storey

Detached

1925

Stucco, Vinyl

Municipality

Municipality, With water meter

6,060 sqft / 562.99 sqm

1,789 sqft / 166.2 sqm sqft

Electricity, Heating oil

14

4

2

Wood fireplace

6 feet and more, Finished basement

Pool

Water (access)

Driveway

Garage

Comparative Market Analysis

SUBJECT PROPERTY



SUBJECT REMARKS

SUMMARY

	Low	Median	Average	High	Count
Comparable Price	\$590,000	\$795,000	\$798,568	\$930,000	22
Adjusted Comparable Price	\$590,000	\$795,000	\$798,568	\$930,000	22

SUGGESTED LIST PRICE

PRICING ADDITIONAL NOTES