



AVM Market Sales Report



Subject Property

Property Address: 123 ONTARIO ST

Municipality: ANYTOWN

Roll Number: 123456789112233

Postal Code: M9X 2X2

Province: ON

Real Time Market Value (AVM): \$1,264,000

AVM Valuation Date (dd/mm/yyyy): 02/01/2021

Confidence Rating: ★★★★★

AVM Range: \$1,220,000 - \$1,412,000

Comparable Information



Roll Number	123456789112233	123456789112244	123456789112255	123456789112266
Sale Price	Not Applicable	\$1,050,000	\$1,338,000	\$990,000
Sale Date	Not Applicable	29-10-2020	08-09-2020	17-09-2020
Address	123 ONTARIO ST	123 NEW BRUNSWICK ST	123 MANITOBA BLVD	123 QUEBEC AVE
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ON	ON	ON
Postal Code	M9X 2X2	M9X 3X3	M9X 4X4	M9X 5X5
Property Style	Detached	Detached	Detached	Detached
Year Built	1998	1999	1996	2000
Bedrooms	3	3	3	3
Full Bathrooms	2	2	2	2
Half Bathrooms	1	1	0	0
Frontage	51.11 ft	50.02 ft	44.81 ft	40.03 ft
Depth	171.20 ft	-	145.52 ft	-
Site Area	8,750.00 F	6,284.00 F	6,521.00 F	4,518.00 F
Total Floor Area	2,332.00 sq ft	1,867.00 sq ft	1,745.00 sq ft	1,891.00 sq ft
Basement Finished Area	150.00 ft	100.00 ft	-	150.00 ft

Comparable Information



Roll Number	123456789112233	123456789112277	123456789112288	123456789112299
Sale Price	Not Applicable	\$1,090,000	\$1,433,000	\$1,139,000
Sale Date	Not Applicable	07-12-2020	29-11-2020	26-09-2020
Address	123 ONTARIO ST	123 NEWFOUNDLAND CRES	123 NOVA SCOTIA CRT	123 ALBERTA AVE
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ON	ON	ON
Postal Code	M9X 2X2	M9X 6X6	M9X 7X7	M9X 8X18
Property Style	Detached	Detached	Detached	Detached
Year Built	1998	1993	2001	2000
Bedrooms	3	3	3	3
Full Bathrooms	2	2	2	2
Half Bathrooms	1	0	1	1
Frontage	51.11 ft	49.21 ft	59.18 ft	54.53 ft
Depth	171.20 ft	119.75 ft	129.01 ft	159.13 ft
Site Area	8,750.00 F	5,893.00 F	7,620.00 F	7,161.00 F
Total Floor Area	2,332.00 sq ft	1,864.00 sq ft	2,206.00 sq ft	2,265.00 sq ft
Basement Finished Area	150.00 ft	-	100.00 ft	100.00

Comparable Information



Roll Number	123456789112233	123456789113300	123456789113311	123456789113322
Sale Price	Not Applicable	\$1,300,000	\$1,340,000	\$1,080,000
Sale Date	Not Applicable	01-02-2020	21-11-2019	14-12-2019
Address	123 ONTARIO ST	456 NEW BRUNSWICK ST	456 MANITOBA BLVD	456 QUEBEC AVE
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ON	ON	ON
Postal Code	M9X 2X2	M9X 3X3	M9X 4X4	M9X 5X5
Property Style	Detached	Detached	Detached	Detached
Year Built	1998	2002	1995	2005
Bedrooms	3	3	3	4
Full Bathrooms	2	2	2	3
Half Bathrooms	1	1	0	1
Frontage	51.11 ft	48.13 ft	37.07 ft	44.95 ft
Depth	171.20 ft	170.77 ft	238.25 ft	116.05 ft
Site Area	8,750.00 F	10,246.00 F	8,832.00 F	5,216.44 F
Total Floor Area	2,332.00 sq ft	2,543.00 sq ft	2,199.00 sq ft	2,021.00 sq ft
Basement Finished Area	150.00 ft	210.00 ft	-	100.00

Comparable
Information



Roll Number	123456789112233	123456789113344	123456789113355	123456789113366
Sale Price	Not Applicable	\$1,235,000	\$1,525,000	\$1,249,000
Sale Date	Not Applicable	28-09-2018	01-11-2018	26-07-2018
Address	123 ONTARIO ST	456 NEWFOUNDLAND CRES	456 NOVA SCOTIA CRT	456 ALBERTA AVE
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ON	ON	ON
Postal Code	M9X 2X2	M9X 6X6	M9X 7X7	M9X 8X8
Property Style	Detached	Detached	Detached	Detached
Year Built	1998	2003	2008	2004
Bedrooms	3	3	3	3
Full Bathrooms	2	2	2	2
Half Bathrooms	1	0	1	1
Frontage	51.11 ft	44.95 ft	50.00 ft	50.20 ft
Depth	171.20 ft	114.70 ft	114.83 ft	104.99 ft
Site Area	8,750.00 F	5,155.76 F	5,741.66 F	5,270.49 F
Total Floor Area	2,332.00 sq ft	2,021.00 sq ft	2,254.00 sq ft	2,160.00 sq ft
Basement Finished Area	150.00 ft	150.00	-	-

