



AVM - Comparable Report

Comparable Sequence	0 - Subject	1 - Comparable	2 - Comparable	3 - Comparable
Address	123 ONTARIO ST	40 GREAT RD	126 ONTARIO ST	140 ONTARIO ST
Roll Number	123411122233300	123411122233401	123411122233302	123411122233303
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Postal Code	M9X 1A2	M9X 2B2	M9X 1C2	M9X 2C3
Province	ON	ON	ON	ON
Comparable Sale Date (yyyy/mm)	-	2010/05	2010/04	2010/01
Comparable Sale Price	-	\$ 455,000	\$ 428,000	\$ 485,000
Subject Real Time Market Value (AVM)	\$ 431,000			
AVM Valuation Date (yyyy/mm/dd)	2010/11/01			
AVM Rating (H=High, M=Medium, L=Low)	H			
Lower AVM Value	\$ 408,000			
Upper AVM Value	\$ 451,000			
Property Style	Detached	Detached	Detached	Detached
Year Built	1981	1981	1981	1983
Total Floor Area (Above Grade)	2,260	2,260	2,260	2,360
Basement Finished Area	-	890	-	290
Number of Bedrooms	4	4	4	4
Number of Full Bathrooms	2	2	2	2
Number of Half Bathrooms	1	1	1	1
Frontage	50.8	49.21	49.21	49.05
Depth	-			
Site Area	53.44 F	55.00 F	55.26 F	53.56 F