SALE SHEET - COMPARABLE 1

Évaluations Rivière-Nord Inc. - residential sales archive, Val-Lorette submarket (fictional data, WP42)

Address	1458, rue des Merisiers, Val-Lorette
Sale date	2025-07-14
Sale price	530,500 CAD
List price	546,000 CAD
Days on market	21
Property type	Single-family detached, 2 storeys
Living area	150 m2
Lot area	600 m2
Year built	2009
Bedrooms	3
Bathrooms (full)	2
Garage	1 bay(s)
Basement	Finished
Condition	Good
Distance to subject	0.2 km
Financing	Conventional mortgage

Remarks

Same street as many recent sales. Finished basement with family room and 3-piece bathroom rough-in. Conventional financing. Vendor motivated by job transfer; exposed on the market 21 days, sold at 98 % of list.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 1 of 8.