SALE SHEET - COMPARABLE 2

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

Address	87, rue du Sureau, Val-Lorette
Sale date	2025-03-03
Sale price	452,500 CAD
List price	454,000 CAD
Days on market	34
Property type	Single-family detached, 2 storeys
Living area	139 m2
Lot area	580 m2
Year built	2006
Bedrooms	3
Bathrooms (full)	1
Garage	1 bay(s)
Basement	Unfinished
Condition	Good
Distance to subject	0.6 km
Financing	Conventional mortgage

Remarks

Older kitchen, single full bathroom on the second floor. Unfinished basement. Conventional financing, 34 days on market, no conditions other than inspection.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 2 of 8.