SALE SHEET - COMPARABLE 4

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

Address	15, rue de l'Aubépine, Val-Lorette
Sale date	2024-12-10
Sale price	526,000 CAD
List price	538,000 CAD
Days on market	47
Property type	Single-family detached, 2 storeys
Living area	161 m2
Lot area	640 m2
Year built	2010
Bedrooms	4
Bathrooms (full)	2
Garage	1 bay(s)
Basement	Finished
Condition	Good
Distance to subject	0.8 km
Financing	Conventional mortgage

Remarks

Largest living area of the recent sales on the street; finished basement (rec room). Sold in December after 47 days; price reduced once. Conventional financing, no vendor concessions.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 4 of 8.