SALE SHEET - COMPARABLE 5

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

Address	1490, rue des Merisiers, Val-Lorette
Sale date	2025-05-30
Sale price	402,500 CAD
List price	Not listed
Days on market	0
Property type	Single-family detached, 2 storeys
Living area	145 m2
Lot area	615 m2
Year built	2007
Bedrooms	3
Bathrooms (full)	2
Garage	1 bay(s)
Basement	Unfinished
Condition	Average
Distance to subject	0.1 km
Financing	Private transfer, no financing recorded

Remarks

Transfer between related parties: vendor Gilles Pageau to his son-in-law. Not listed on the open market (0 days on market), price set privately between the parties, no agent involved. Notarial deed registered 2025-05-30.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 5 of 8.