SALE SHEET - COMPARABLE 6

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

Address	302, rue des Trembles, Val-Lorette
Sale date	2025-01-20
Sale price	427,000 CAD
List price	431,000 CAD
Days on market	58
Property type	Single-family detached, 2 storeys
Living area	134 m2
Lot area	540 m2
Year built	2004
Bedrooms	3
Bathrooms (full)	2
Garage	None
Basement	Unfinished
Condition	Average
Distance to subject	1.4 km
Financing	Conventional mortgage

Remarks

No garage (carport only). Average condition: original 2004 finishes, windows to be replaced within 5 years per inspection. Unfinished basement. Conventional financing, 58 days on market.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 6 of 8.