SALE SHEET - COMPARABLE 8

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

Address	1203, rue des Merisiers, Val-Lorette
Sale date	2024-11-18
Sale price	445,500 CAD
List price	451,000 CAD
Days on market	29
Property type	Single-family detached, 2 storeys
Living area	142 m2
Lot area	605 m2
Year built	2008
Bedrooms	3
Bathrooms (full)	1
Garage	1 bay(s)
Basement	Unfinished
Condition	Good
Distance to subject	0.4 km
Financing	Conventional mortgage

Remarks

Single bathroom, unfinished basement, sold in November 2024 after 29 days. Conventional financing, no concessions. Same street as subject.

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