

COMPARABLES TO 3127 THACKER DRIVE - June 2018

ALL RECENT LOTS SOLD IN WEST KELOWNA

Status	Address	List Price	DOMA	Sale Price	Acres
SOLD	3065 Westview Road	\$ 269,800.00	35	\$ 262,000.00	0.25
SOLD	3241 King Road	\$ 399,000.00	462	\$ 380,000.00	0.27
SOLD	2625 Casa Palmero Drive	\$ 425,000.00	103	\$ 425,000.00	0.28
SOLD	2601 Casa Palmero Drive	\$ 425,000.00	106	\$ 425,000.00	0.2
SOLD	2609 Casa Palmero Drive	\$ 435,000.00	176	\$ 435,000.00	0.19
SOLD	1503 Vineyard Drive	\$ 495,000.00	138	\$ 470,000.00	0.74
SOLD	1651 Newport road	\$ 949,999.00	283	\$ 902,000.00	0.42
AVERAGE					0.34
		\$ -		\$ 1,037,260.01	0.65

ALL CURRENT LOTS FOR SALE IN WEST KELOWNA

Status	Address	List Price	DOMA	Sale Price	Acres
LISTED	2586 Casa Palmero Drive	\$ 299,000.00	201		0.27
LISTED	2590 Casa Palmero Drive	\$ 325,000.00	201		0.26
LISTED	2582 Casa Palmero Drive	\$ 325,000.00	201		0.3
LISTED	2594 Calsa Palmero Drive	\$ 335,000.00	201		0.28
LISTED	1432 Gregory Road	\$ 348,000.00	229		0.24
LISTED	3643 Apple Way Blvd	\$ 398,000.00	12		0.22
LISTED	3659 Apple Way Blvd	\$ 398,000.00	12		0.25
LISTED	3639 Apple Way Blvd	\$ 408,000.00	12		0.27
LISTED	1434 Menu Road	\$ 419,900.00	47		0.28
LISTED	Lot 6 Wales Road	\$ 419,900.00	49		0.28
LISTED	Lot 5 Wales Road	\$ 419,900.00	49		0.26
LISTED	2617 Casa Palmero Drive	\$ 435,000.00	201		0.18
LISTED	3647 Apple Way Blvd	\$ 438,000.00	12		0.35
LISTED	3663 Apple Way Blvd	\$ 488,000.00	12		0.49
LISTED	3651 Apple Way Blvd	\$ 498,000.00	12		0.32
LISTED	Lot 11 Wales Road	\$ 550,000.00	49		0.25
LISTED	Lot 10 Wales Road	\$ 550,000.00	49		0.23
LISTED	3279 King Road	\$ 569,888.00	65		0.49
LISTED	Lot 12 Wales Road	\$ 570,000.00	49		0.44
LISTED	Lot 13 Wales Road	\$ 585,000.00	49		0.31
LISTED	Lot 14 Wales Road	\$ 589,000.00	49		0.41
LISTED	Lot 9 Wales Road	\$ 625,000.00	49		0.52
AVERAGE					0.31
		\$ 987,093.59			0.65

\$933,000 represents a 10% market discount

Lots are NOT subject to the BC SPECULATION TAX

0.65 ACRES/R1/Subdividable/Potential for 2 Homes & 2 Carriage Ho

Stuning Lakeview/Flat builing Lot/Choose your own builder

Call (250) 212-1547

Price per Acre

\$	1,048,000.00
\$	1,407,407.41
\$	1,517,857.14
\$	2,125,000.00
\$	2,289,473.68
\$	635,135.14
\$	2,147,619.05
\$	1,595,784.63
\$	1,595,784.63

Price per Acre

\$	1,107,407.41
\$	1,250,000.00
\$	1,083,333.33
\$	1,196,428.57
\$	1,450,000.00
\$	1,809,090.91
\$	1,592,000.00
\$	1,511,111.11
\$	1,499,642.86
\$	1,499,642.86
\$	1,615,000.00
\$	2,416,666.67
\$	1,251,428.57
\$	995,918.37
\$	1,556,250.00
\$	2,200,000.00
\$	2,391,304.35
\$	1,163,036.73
\$	1,295,454.55
\$	1,887,096.77
\$	1,436,585.37
\$	1,201,923.08
\$	1,518,605.52
\$	1,518,605.52

uses