

SUBJECT PROPERTY DETAIL

405 14300 RIVERPORT WAY

Richmond
East Richmond
V6W 0A4



Bedrooms: 2

Year Built: 2006

Bathrooms: 2

Floor Area: 958



Presented by:

John Su

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Phone: 780-504-7016

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SUMMARY OF ADJUSTMENTS

Address	209 14200 RIVERPORT WAY
ML #	R2127282
Price	\$471,250
Adjusted Price	\$451,250
Description	Adjustment
Address	\$10,000
renovations	(\$10,000)
view	(\$20,000)

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy.
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COMPARABLE REPORT



Status	Sold	TotFlArea	958
Area	Richmond	Price/TotFlArea	\$480.27
Cmplx/Subd	WATERSTONE PIER	Approx. Year Built	2006
Type	Apartment/Condo	List Date	7/22/2016
Tot BR	2	Sold Date	9/15/2016
Tot Baths	2		

ML # Subj Prop R2094869
 Address 405 14300 RIVERPORT WAY
 Price \$460,101
 Adj Price \$460,101



Status	Sold	TotFlArea	964
Area	Richmond	Price/TotFlArea	\$488.85
Cmplx/Subd	WATERSTONE PIER	Approx. Year Built	2006
Type	Apartment/Condo	List Date	12/9/2016
Tot BR	2	Sold Date	12/13/2016
Tot Baths	2		

Adjustments: Address (10000), renovations (-10000), view (-20000)

ML # R2127282
 Address 209 14200 RIVERPORT WAY
 Price \$471,250
 Adj Price \$451,250

Residential Attached Summary Statistics

	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$488,800	\$488,800	\$488,800	\$488,800
Selling Price:	\$471,250	\$471,250	\$471,250	\$471,250
Adj Price:	\$471,250	\$471,250	\$471,250	\$471,250

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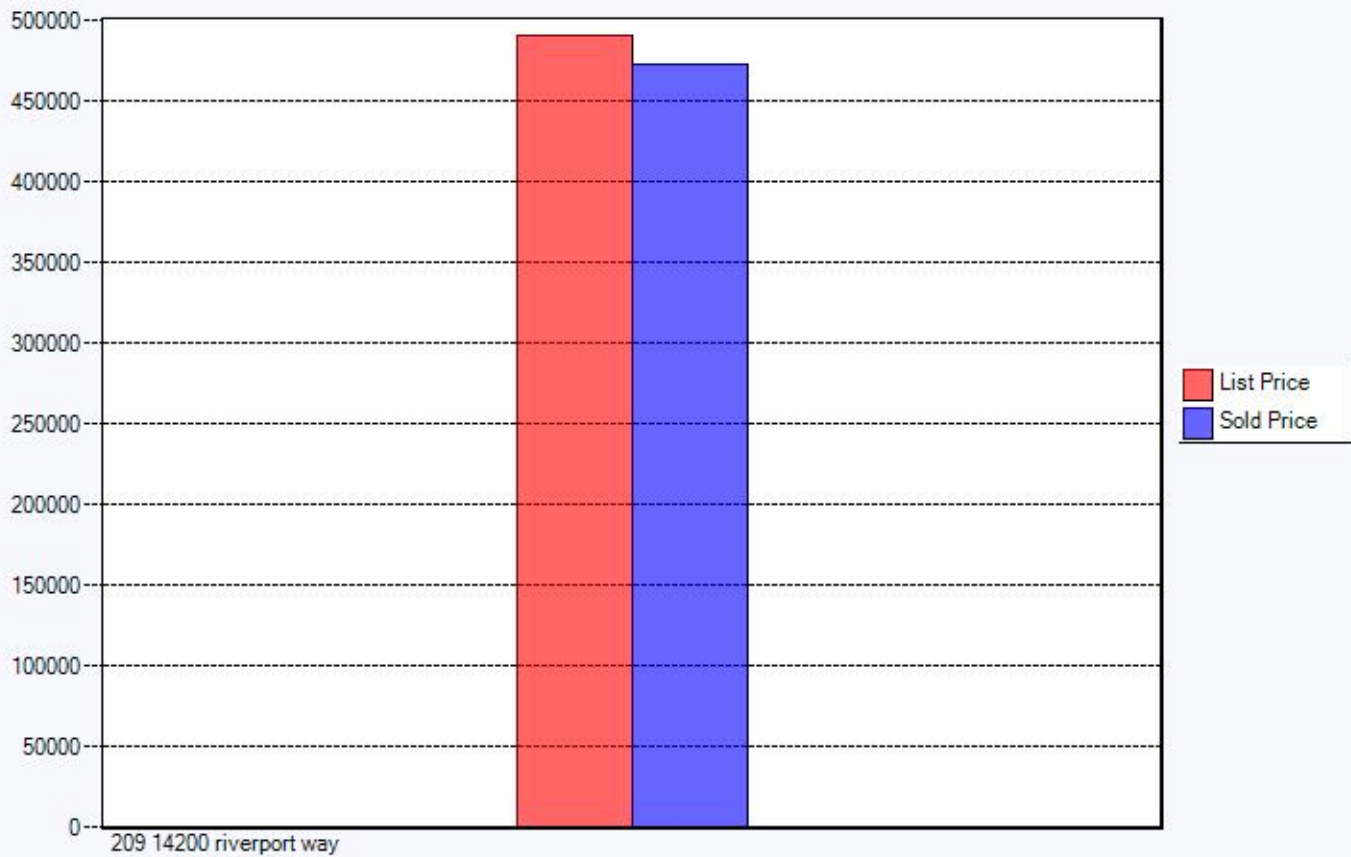
CMA SUMMARY REPORT

Residential Attached - Sold								
ADDRESS	ML #	Status	TotFlArea	DOM	LP	\$/TotFlArea	SP	\$/TotFlArea
209 14200 RIVERPORT WAY	R2127282	S	964	4	\$488,800	\$507.05	\$471,250	\$488.85
Total Listings				Avg	Avg	Avg	Avg	Avg
1				4	\$488,800	\$507.05	\$471,250	\$488.85

Residential Attached Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$488,800	\$488,800	\$488,800	\$488,800
Selling Price:	\$471,250	\$471,250	\$471,250	\$471,250
Adj Price:	\$471,250	\$471,250	\$471,250	\$471,250

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COMPARABLE PROPERTY STATISTICS

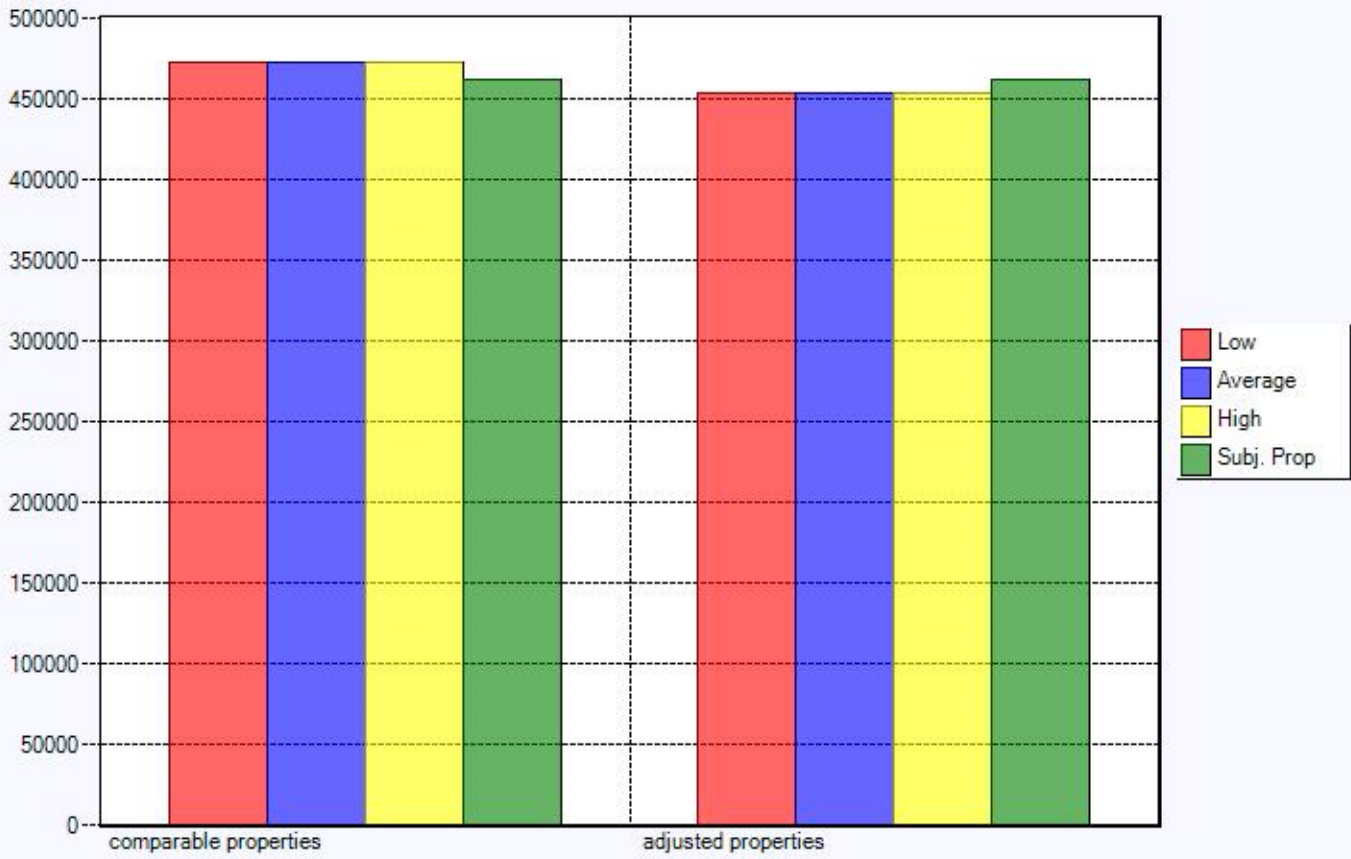


Sold Properties

Total # of Listings	1
Lowest List Price	\$488,800.00
Average List Price	\$488,800.00
Highest List Price	\$488,800.00
Lowest Sold Price	\$471,250.00
Average Sold Price	\$471,250.00
Highest Sold Price	\$471,250.00
Average Price/TotFlArea	\$488.85
Average Days On Market	4

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COMPARABLE PRICE ANALYSIS



Comparable Price Analysis	Price	Price/TotFlArea
Low	\$471,250	\$488.85
Average	\$471,250	\$488.85
High	\$471,250	\$488.85
Adjusted Price Analysis	Adjusted Price	Price/TotFlArea
Low	\$451,250	\$468.10
Average	\$451,250	\$468.10
High	\$451,250	\$468.10
Suggested List Price	\$460,101	

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