

Broker Report

Report Date: 04-28-2020

Property Information

Property 17 WILSON AVE
Owner CHRISTOPHER, ANNE, CHRISTAL, KENNEDY
Description LT 25, 26, 2728; S/T EB313922 CHRISTAL, ANNE, CITY OF TORONTO
Perimeter 105 m
Area 588 m²
PIN 056120000
Registration Type LT
Property Type Single Detached



Ownership and Sales History

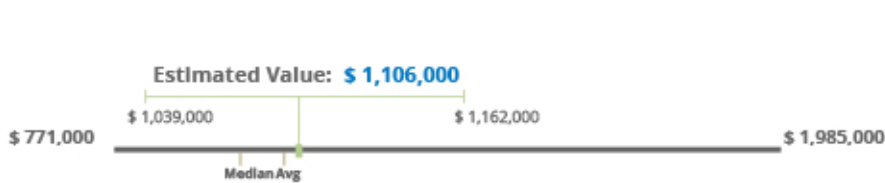
Ownership Information

Owner Names: CHRISTOPHER, ANNE, CHRISTAL, KENNEDY
Party To (Recent Transfer): CHRISTAL, KENNEDY, CHRISTOPHER, ANNE
Consideration Value: \$ 715,000

Sales History

Party To	Registration Date	Consideration Value	Instrument Type
CHRISTAL, KENNEDY, CHRISTOPHER, ANNE	11-20-2013	\$ 715,000	Transfer
CHRISTAL, KENNEDY, CHRISTOPHER, ANNE, KENNEDY	07-31-1978	\$ 2	Transfer

Estimated Value



Neighbourhood Profile

Range: \$ 771,000 - \$ 1,985,000
Average: \$ 1,079,684
Median: \$ 1,000,000
Sales in last 6 months: 15
Market Shift: 2.7219% ▲

Equity Estimate

Equity Estimate		Estimated Value		Registered Mortgages (Total Face Value)
-\$ 294,000	=	\$ 1,106,000	less	\$ 1,400,000

Equity Estimate	Estimated Value	Registered Mortgages (Total Face Value)		
		1 Mortgage	Institution	Date Issued
		\$ 1,488,000	THE BANK OF NOVA SCOTIA	12-11-2017

Comparable Sales

Neighbourhood Index

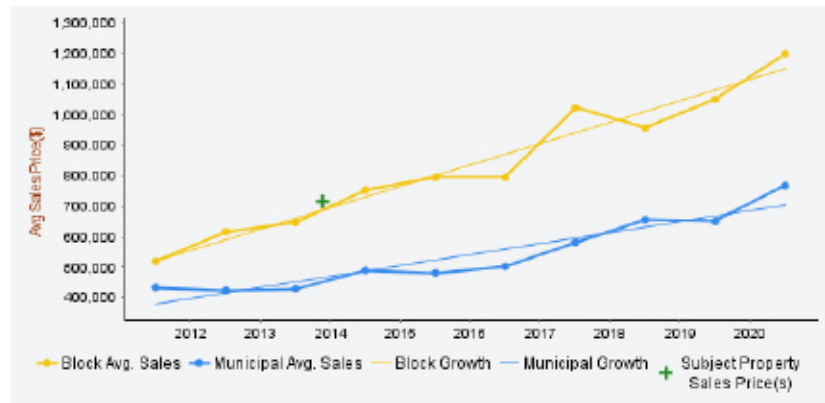
Total LRO Sales: 949,579

Total Block Sales: 51

+ Subject Property Sales Price(s)

◆ Average Block Sales Price

Average Sales Values and Growth Rates



Historical Comparable Sales

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
24 N...	\$ 680,000	07-17-2013	625	81	
39 N...	\$ 808,000	07-03-2013	588	110	
74 C...	\$ 670,000	02-24-2014	556	212	
104 ...	\$ 660,000	08-06-2013	539	342	
16 C...	\$ 660,000	07-26-2013	513	354	
3 IN...	\$ 630,000	09-30-2013	753	402	
117 ...	\$ 645,000	09-25-2013	520	426	
559 ...	\$ 710,000	04-02-2014	561	485	
9 WI...	\$ 662,000	07-12-2013	519	492	
37 A...	\$ 640,000	03-31-2014	558	516	

Comparable Sales (At Valuation Date)

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
29 ...	\$ 1,230,000	08-07-2019	515	391	
110 ...	\$ 1,030,800	08-28-2019	538	436	
47 ...	\$ 950,000	12-02-2019	569	445	
571 ...	\$ 1,310,000	12-17-2019	1,033	456	
2 C...	\$ 1,188,000	08-12-2019	610	472	

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
4 [REDACTED]	\$ 927,500	12-17-2019	512	489	[REDACTED]
19 [REDACTED]	\$ 1,005,000	08-15-2019	505	583	[REDACTED]
4 [REDACTED]	\$ 955,000	08-07-2019	333	1,527	[REDACTED]
43 [REDACTED]	\$ 1,005,000	02-27-2020	295	1,812	[REDACTED]
12 [REDACTED]	\$ 870,000	01-20-2020	231	1,977	[REDACTED]

Aerial View of Neighbourhood and Subject Property



Aerial View of Closest Comparables



Address: [REDACTED]
 Consideration Value: [REDACTED]
 Registration Date: [REDACTED]
 Address From Call: [REDACTED]



Address: [REDACTED]
 Consideration Value: [REDACTED]
 Registration Date: [REDACTED]
 Address From Call: [REDACTED]



Address: [REDACTED]
 Consideration Value: [REDACTED]
 Registration Date: [REDACTED]
 Address From Call: [REDACTED]

Broker Report Information

Valuation Date: 04-28-2020
 AVM Model: [REDACTED]
 AVM Model Type: [REDACTED]

Report ID: [REDACTED]
 Report Date: [REDACTED]
 User ID: [REDACTED]