

This Report was prepared for:

## Neighbourhood Sales Report

06/27/2011 01:23 PM

### 510 EVERGREEN DRIVE WEST

### SPRINGFIELD

PIN 22222222



**Anne Realtor**  
**Sales Representative**

**GeoWarehouse**  
123 Front Street  
Toronto, ON  
A1A1A1

**Phone** (555)-555-5555

**Fax** (555)-555-5556

**Home Page** GeoWarehouse.ca

**Email** Feedback@geowarehouse.ca

## Property Details - PIN: 22222222

|                   |                            |      |          |                      |        |
|-------------------|----------------------------|------|----------|----------------------|--------|
| Address           | 510 EVERGREEN DRIVE WEST   |      |          |                      |        |
| Municipality      | SPRINGFIELD                | LRO  | 200      | Land Registry Status | ACTIVE |
| Registration Type | LT                         | Area | 1,492 m2 | Perimeter            | 159 m  |
| Short Description | LT 6, PL 397 ; SPRINGFIELD |      |          |                      |        |

## Neighbourhood Sales

| PIN       | ADDRESS                 | AMOUNT (\$) | DATE (mm/dd/yyyy) | AREA (m2) | VALUE/AREA (\$/m2) | DISTANCE (m) |
|-----------|-------------------------|-------------|-------------------|-----------|--------------------|--------------|
| 222222221 | 41 CICSO CRES           | 6,250,000   | 04/27/2011        | 4,500.26  | 1,388.81           | 147          |
| 222222222 | 1356 WATERLOO DR        | 895,000     | 02/15/2011        | 1,515.37  | 590.62             | 210          |
| 222222223 | 91 EVERGREEN DR         | 1,715,000   | 02/15/2011        | 2,743.58  | 625.10             | 189          |
| 222222224 | 31 EVERGREEN DR         | 1,650,000   | 11/05/2010        | 1,434.98  | 1,149.84           | 59           |
| 222222225 | 44 EVERGREEN DRIVE WEST | 1,675,000   | 09/20/2010        | 1,456.23  | 1,150.23           | 0            |
| 222222226 | 1351 BRAMPTON DR        | 1,078,000   | 08/10/2010        | 1,389.86  | 775.62             | 267          |

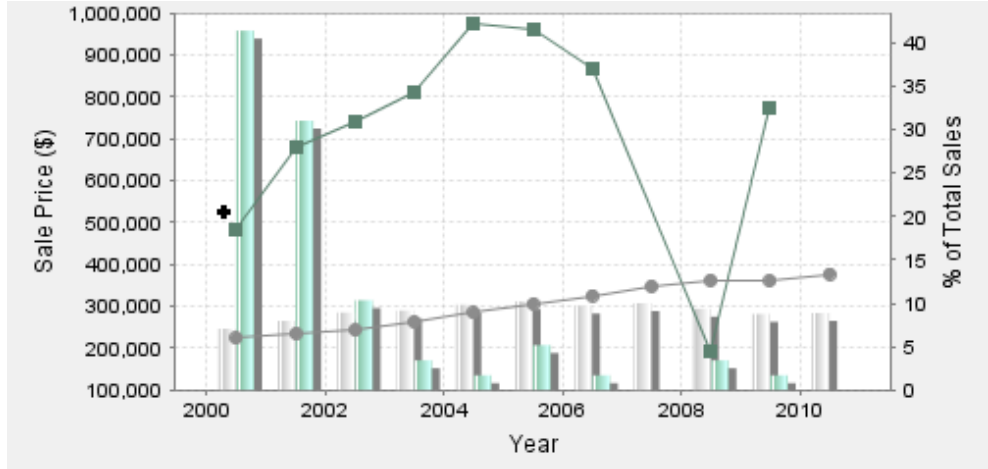
## Neighbourhood Sales Statistics

| NEIGHBOURHOOD RANGE     | AVERAGE SALE VALUE | STANDARD DEVIATION |
|-------------------------|--------------------|--------------------|
| \$895,000 - \$6,250,000 | \$2,210,500        | \$1,833,807        |

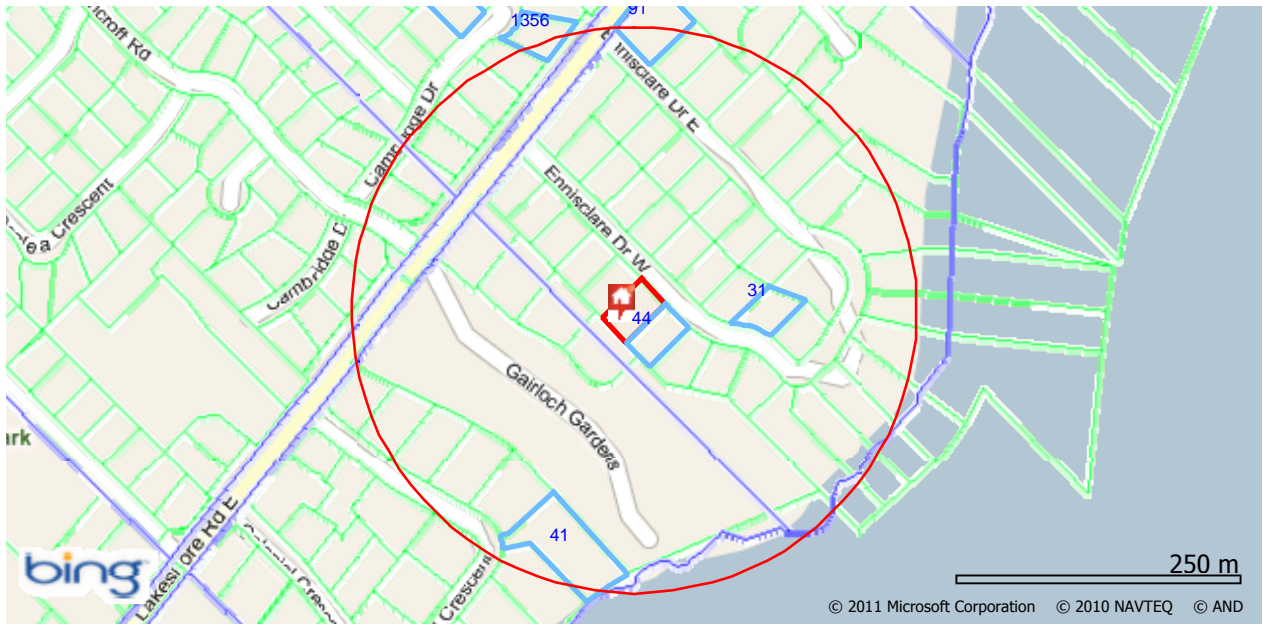
## Neighbourhood Index

Total LRO Sales: 184413  
 Total Block Sales: 58

- ✚ Subject Property Sales Price(s)
- Average LRO Sales Price
- Average Block Sales Price
- LRO Sales Distribution % of Total LRO Sales
- Block Sales Distribution % of Total Block Sales



## Aerial View of Neighbourhood and Subject Property



## Report Parameters

### Neighbourhood Sales Criteria

|               |                          |
|---------------|--------------------------|
| Date Range    | 06/27/2010 to 06/27/2011 |
| Price Range   | \$700,000 to Maximum     |
| Search Radius | 250m                     |
| Lot Size      | ALL                      |
| Property Type | All                      |

**Reports Not the Official Record.** Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

**Currency of Information.** Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

**Coverage.** Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the [coverage map](#).

**Completeness of the Sales History Report.** Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

**Demographic Information.** Demographic Information is obtained from Generation5 Mathematical Technologies Inc. Every year, Generation5 uses census, spending, and postal information to predict the demographic attributes of postal code in Canada.

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

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