

Property Address:	123 Main Street	PIN:	030200107
Municipality:	City of Toronto	Legal Description:	PT LT 11-12 PL 682 CITY EAST AS IN CA754734; T/W & S/T CA754734; CITY OF TORONTO
Province:	ON		
Postal Code:	M2H 1R8		

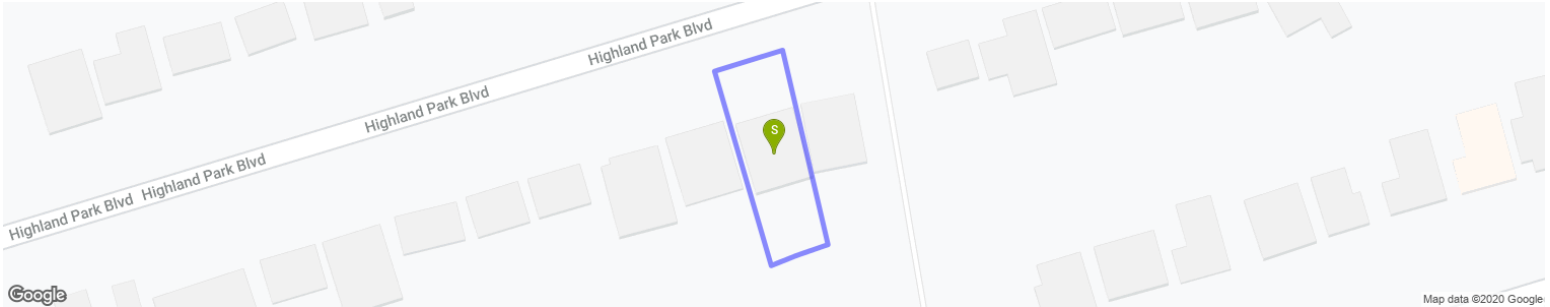


Last Sale Price:	\$ 725,000
Last Sale Date:	6-26-2009
Real-Time AVM:	\$ 1,414,600
AVM Date:	10-23-2020
AVM Range:	\$ 1,284,836 - \$ 1,596,049
Ownership Type:	Freehold
Lot Size:	589.0 m ²

Title Check

Item	Results	Details
Active Mortgage	Yes	The records indicate that this property may have an Active Mortgage registered.
Recent Sales	No	The records indicate that this property may have not been recently transferred.
Prior Foreclosure	No	The records indicate a Foreclosure may not have been registered on this title within the past two transfers.
Vendor is a Corporation	No	The records indicate that the vendor may not be a corporation.
No concurrent Mortgage	No	The records indicate that property may have been recently transferred with a concurrent mortgage being registered.
Active Judgement	No	The records indicate an Active Judgement may not exist on title.
Active Caution	No	The records indicate an Active Caution may not exist on title.
Active Liens	No	The records indicate an Active Lien may not exist on title.
Power of Sale	No	The records indicate a Power Of Sale document may not have been registered on this title within the past two transfers.
Unusual Discharge	No	The number of discharges registered in the period specified is less than or equal to the specified tolerance.
Frequency of Power of Sale in Area	No	This check indicates that no Unusual Discharges may recently have taken place.

Comparable Properties



Comparable Sequence

ADDRESS
PIN
MUNICIPALITY
POSTAL CODE
PROVINCE
DISTANCE FROM
Ownership Type
Comparable Sale Date (yyyy/mm/dd)
Comparable Sale Price
Subject Real Time Market Value (AVM)
AVM Valuation Date (yyyy/mm/dd)
Lower AVM Value
Upper AVM Value
Site Area
Site Area Unit of Measure
Subject Property

123 Main Street

030200107

Toronto

M2H 1R8

ON

-

Freehold

-

-

\$ 1,414,600

2020/10/23

\$ 1,284,836

\$ 1,596,049

589

 m²
Comp 1

123 Anywhere Street

123456

City of Toronto

A1B C2E

283m

Freehold

2020/04/04

\$ 1,545,000

177

 m²
Comp 2

45 Some Ave.

123456

City of Toronto

A1C C2D

328m

Freehold

2020/04/04

\$ 1,330,000

223

 m²
Comp 3

99 Imagine Dr.

123456

City of Toronto

A2F C2D

417m

Freehold

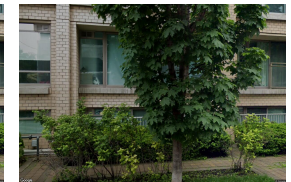
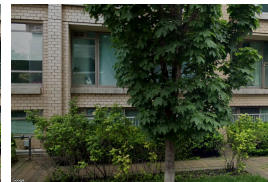
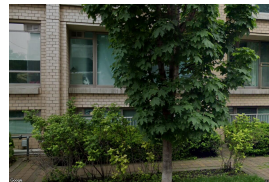
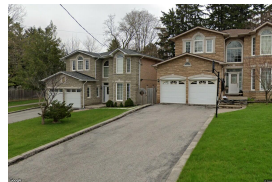
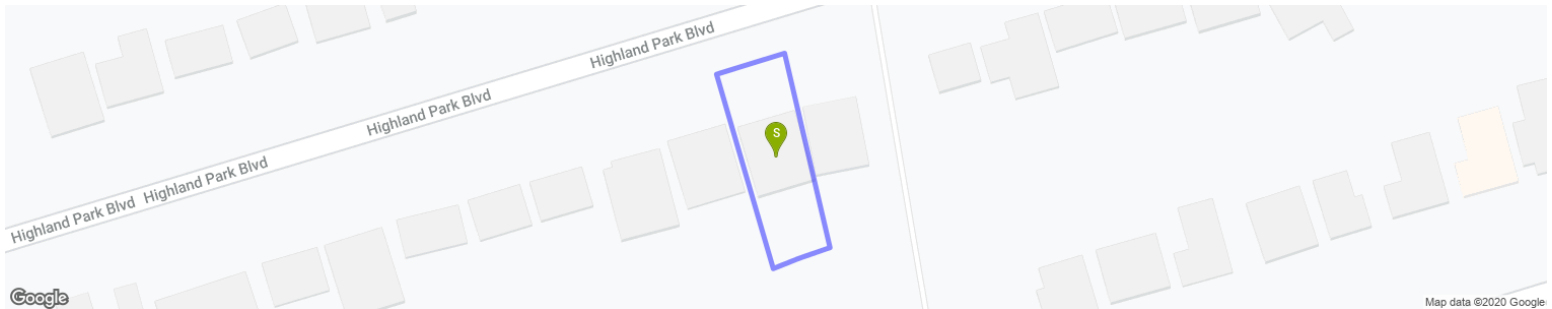
2020/04/04

\$ 1,998,500

224

 m²

Comparable Properties



Comparable Sequence

	Subject Property	Comp 4	Comp 5	Comp 6
ADDRESS	123 Main Street	123 Anywhere Street	45 Some Ave.	99 Imagine Dr.
PIN	030200107	123456	123456	123456
MUNICIPALITY	Toronto	City of Toronto	City of Toronto	City of Toronto
POSTAL CODE	M2H 1R8	A1B C2E	A1C C2D	A2F C2D
PROVINCE	ON			
DISTANCE FROM	-	283m	328m	417m
Ownership Type	Freehold			
Comparable Sale Date (yyyy/mm/dd)	-	2020/04/04	2020/04/04	2020/04/04
Comparable Sale Price	-	\$ 1,565,000	\$ 1,249,500	\$ 1,588,000
Subject Real Time Market Value (AVM)	\$ 1,414,600			
AVM Valuation Date (yyyy/mm/dd)	2020/10/23			
Lower AVM Value	\$ 1,284,836			
Upper AVM Value	\$ 1,596,049			
Site Area	589	431	486	573
Site Area Unit of Measure	m ²	m ²	m ²	m ²

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