

Mortgage Manager

Property Report

Prepared By: MorCan Direct

Property Information

Property: 123 PROPERTY ST

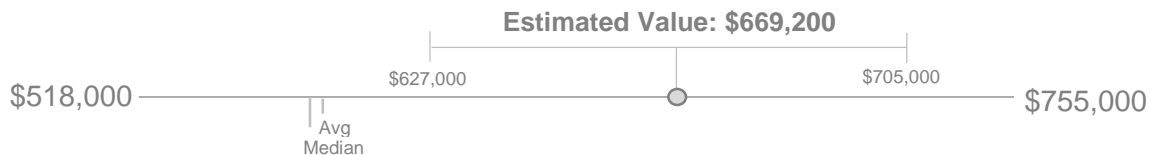
Owner: JOHN SMITH

Description: PT LT 34, PL 65M3321, PT 1365R21988 ; TORONTO, S/T RT UNTIL LATER OF 5 YRS FROM 2003/07/12 OR UNTIL PLANS 65M3321 & 65M3322 ARE ASSSUMED BY CITY OF TORONTO AS IN LT1481815

Sales History

Party To	Registration Date	Consideration Value	Instrument Type
Smith, John	04-27-2011	\$2	Transfer
Smith, John; Smith, Janice	05-30-2008	\$263,000	Transfer
Lee, Jim; Lee, Jane	07-12-2003	\$174,000	Transfer

Estimated Value



Neighbourhood Profile

Range: \$518,000 - \$755,000

Average: \$604,506

Median: \$589,000

Sales in last 6 months: 12

Market Shift: 13.2282%

Registered Mortgages (Total Face Value)

Institution: SCOTIA MORTGAGE CORPORATION

1st Mortgage: \$441,238

Date Issued: 04-15-2015

Mortgage Manager

Comparable Sales (At Valuation Date)

Street Address	Consideration Value	Registration Date	Area (m ²)	Distance (m)	PIN
100 PROPERTY ST	\$741,800	06-29-2014	255	33	012345671
88 PROPERTY ST	\$619,000	05-22-2015	230	42	012345672
56 HOME AVE	\$602,000	04-13-2014	255	96	012345673
67 HOME AVE	\$635,000	03-09-2015	240	241	012345674
22 RESIDENCE CRT	\$745,000	02-11-2015	258	625	012345675
35 RESIDENCE CRT	\$695,000	10-20-2015	255	1,022	012345676
21 HOUSE PL	\$622,000	11-14-2014	301	1,156	012345677

Broker Report Information

Valuation Date: 09-22-2015
AVM Model: Teranet reavs Model
AVM Model Type: Reavs
Reavs ID: 20011201234

Report ID: 612343
Report Date: 09-22-2015 3:30pm
User ID: 12345
Company ID: 9765

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