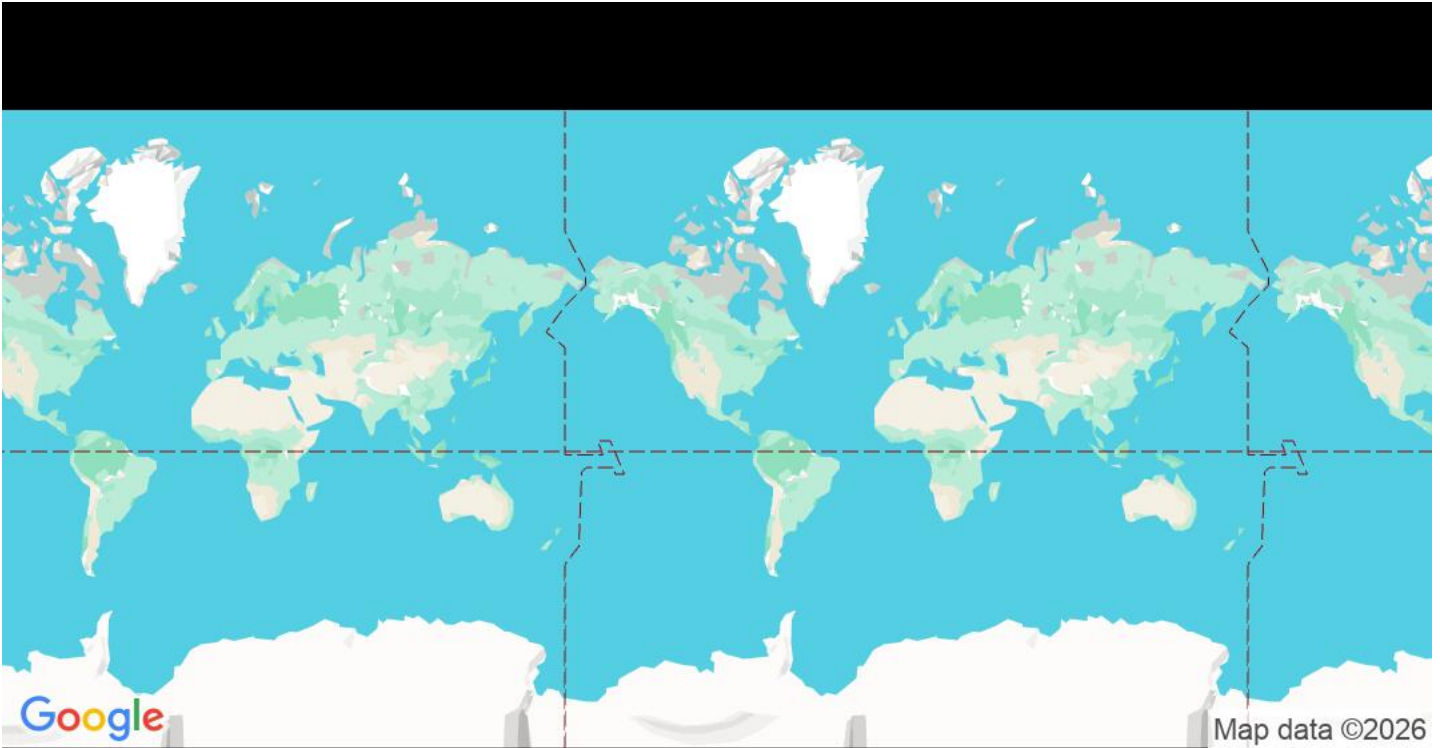


# COMPARABLE SALES REPORT

Property Address: **3929 Bakerstown Rd**  
Property City, State, ZIP: **Gibsonia, PA 15044**  
Bedrooms: **4** Baths: **1.5** Sq.Feet: **2300** Built: **1920**  
Notes: Comps were made based on SQ FT, # BD RM, # BA RM  
location to property

Presented by:  
Karen and David Dwyer  
Hunter Homes, LLC  
724-766-5985  
wehunthouses@gmail.com



<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 5600 Meridian Rd Gibsonia, PA 15044	4	3	2,612	9/30/16		320,000			updated
2. 5718 Meridian Rd Gibsonia, PA 15044	4	2.5	2,486	8/21/15		347,500			updated
3. 3931 Hardt Rd Gibsonia, PA 15044	4	2.5	2,058	5/3/16		285,900			few updates

## Average