



# John Doe

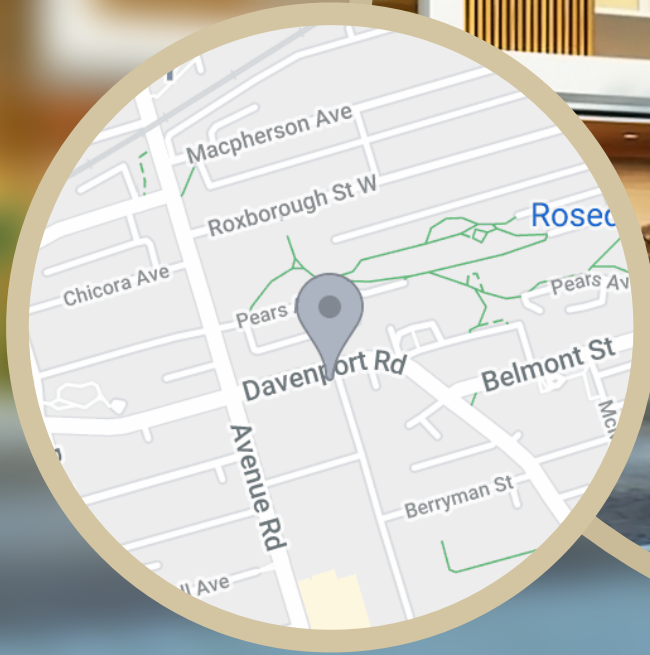
Licensed Realtor  
john@trenlii.com

# CENTURY 21

  
**2**  
Bedrooms

  
**3**  
Bathrooms

  
**2017**  
Year Built



Comparative  
Market  
Analysis

## 128 Hazelton Ave 502

M5R 1J3, ON, Toronto



### Compare Online

Scan the QR code to view the fully interactive version of this report online.

### Property Description

Private Residences By Mizrahi: 128 Hazelton Is One Of The Last Residential Heritage Sites Where Mizrahi's Exceptional Design & Construction Restores The Beauty & Charm To Yorkville. This Is The Last Remaining Suite Available. Clear Views Of Ramsden Park & Yorkville, Large South Terrace, Se Balcony, Wintergarden Windows Creating Indoor/Outdoor Space. Fp Can Be Re-Designed To ...



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## Subject property

The details below, provide information about the subject property.



**2**  
Bedrooms



**3**  
Bathrooms



**3,250**  
Square Feet



**2017**  
Year Built



Property Type  
**Condo Apt**

This attribute refers to the category that this property has been placed in.

### Property Information

Property Type	Condo Apt
Beds	2
Baths	3
Year Built	2017
Square Footage	3,250

### Property Information

Assessment	\$4,500,000
Condo Exposure	--
Maintenance Fees	--
Bedrooms Plus	--
Ensuite Laundry	--

### Property Information

*No further subject property information is available.*



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## Welcome, I'm John

John located here in 1998; It's been the area they love and have called home ever since. A natural people-person with a tenacity for service and detail, John was a natural fit in the real estate industry. For years, John has been an expert in your local area, constantly keeping in touch with local businesses and over-seeing trends that are taking place in this evolving and special community.

John is also a volunteer at the local church and a member of many charitable organizations, all local. A former high-school athlete, John can still be found keeping fit playing squash and exploring the gorgeous trails that beautiful Toronto has to offer. You may even see John at a pick up volleyball game on Woodbine Beach in the summer.

If you are looking for somebody that you can trust, look no further. John Doe knows every aspect of the industry, and will offer you a simple solution to make the process easy to follow and understand. John believes that everyone should earn their success. If you are a first time buyer or seasoned pro ready to list again, give John Doe a call today and let your worries be taken care of and have any of your questions answered!

## Real Estate Professional

John Doe



**John Doe**

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john@trenlii.com

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*This report includes priority listings.*

## What are **Priority Listings**?

Priority Listings are a smaller sub-category of listings that have been included in this report. Listings that have been placed in this smaller category have been marked as "prioritized" because they share several more common elements that are similar to each other versus other comparable listings that may not have been classified as priority listings. For example, identical units of an apartment complex or townhouse or even similar detached buildings that were part of the same building development project, may be placed in this "priority listings" category, to highlight these closer similarities.

## How do I know if a listing is a **Priority Listing**?

All **Priority Listings** will be marked with a star icon (See Below). The star icon indicates that a particular property has been categorized as a priority listing which means that it shares several common attributes to other properties that have been placed in this "priority listings" category; All properties that have been placed in this "priority listings" are closely "comparable" to one another.



*This icon indicates that a listing has been prioritized.*

If you have any questions about the priority listings that have been included in this report, please reach out to me via my contact information, provided in the header of this report.



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## Market Valuation

The metrics below provide a fully detailed market analysis based on all comparable properties

## MY ESTIMATED MARKET VALUE

Valuation: **\$4,200,000 • \$5,595,000**  
Estimated DOM: **66 Days**  
Chance of Sale: **90%**

### Average

**Active** \$4,110,000  
**Sold** \$5,037,500  
**Inactive** --

### Median

**Active** \$4,110,000  
**Sold** \$5,037,500  
**Inactive** --

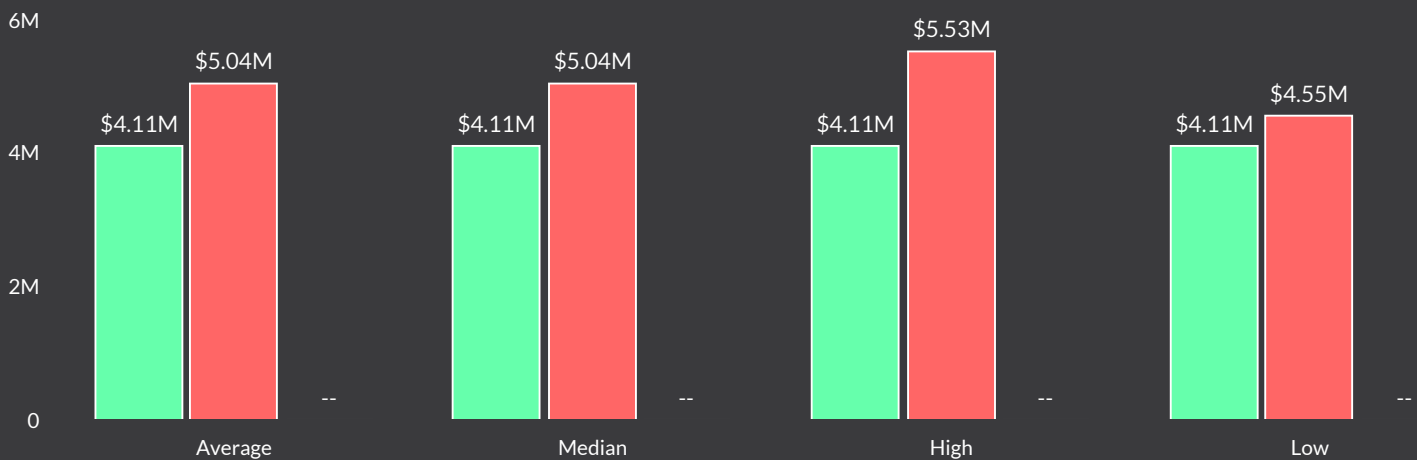
### Price: Low-High

**Active** \$4.11M-\$4.11M  
**Sold** \$4.55M-\$5.53M  
**Inactive** --

## How is this number calculated?

The estimated market value is based on the value of all of the properties that were comparable to the subject property. Below, is a value benchmark based on real MLS data, categorized by listing status.

● Active ● Sold ● Inactive





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## ● Available Properties

An overview of all available properties are listed below.

Address	Price	Beds	Baths	SqFt	Acres	Distance	Dom	Listed
#401-468 Wellington St W	★ \$4,110,000	2	3	4,625	--	3.49KM	47	Feb 18th, 21



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## #401-468 Wellington ...

The details below provide a comparison analysis between the subject property and #401-468 Wellington St W



-- 3.49KM From Subject Property --



### Comparable

#401-468 Wellington St W  
Listing# C5119505

### AVAILABLE

DOM: 47 | Listed : Feb 18th, 2021

**\$4,110,000** Adjusted From \$4,200,000

### Subject Property

128 Hazelton Ave 502

Property	Value	Adjustment	Notes	Impact	Value	Difference
Assessment	--	--	--	--	\$4,500,000	--
Bathrooms	3	--	--	--	3	--
Bedroom...	--	1	Added +1 Den	\$60,000	--	--
Bedrooms	3	2	Removed 1 Bedroom	-\$90,000	2	--
Condo E...	W	E	Unit Exposure on the W...	-\$60,000	--	--
Ensuite...	Y	✓	These both have Ensuit...	--	--	--
Interior SqFt	4,625	--	--	--	3,250	-1375
Mainten...	1630.68	--	--	--	--	--
Type	Condo Apt	--	--	--	Condo Apt	--
Year Built	1921	--	--	--	2017	+96



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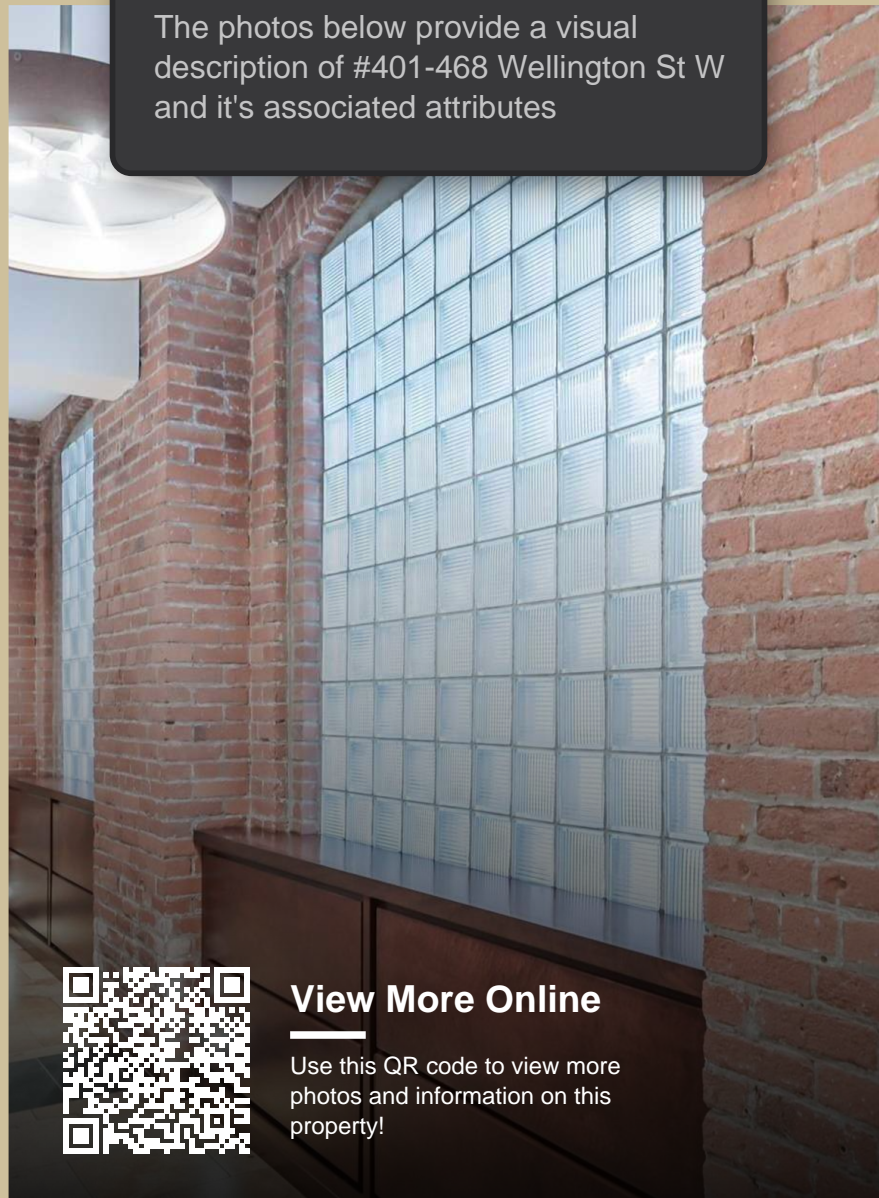
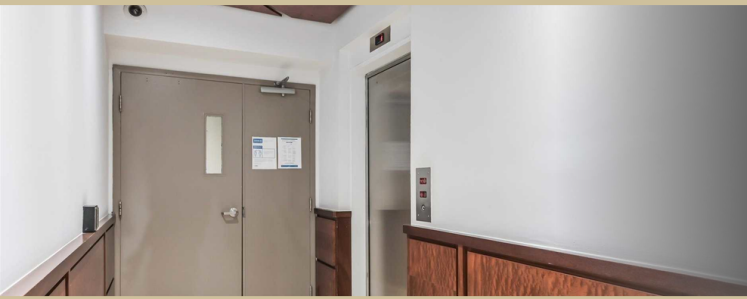
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## Property Photos

The photos below provide a visual description of #401-468 Wellington St W and it's associated attributes



## View More Online

Use this QR code to view more photos and information on this property!





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## ● Sold Properties

An overview of all sold properties are listed below.

Address	Price	Beds	Baths	SqFt	Acres	Distance	Dom	Sold
#1202-206 Bloor St W	★ \$4,550,000	2	3	2,625	--	0.71KM	27	Sep 16th, 20
#110-38 Avenue Rd	★ \$5,525,000	2	3	2,875	--	0.50KM	12	Sep 20th, 20



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## #1202-206 Bloor St W

The details below provide a comparison analysis between the subject property and #1202-206 Bloor St W



-- 0.71KM From Subject Property --



### Comparable

#1202-206 Bloor St W  
Listing# C4878207

**SOLD**

DOM: 27 | Sold : Sep 16th, 2020

**\$4,550,000**

**Subject Property**  
128 Hazelton Ave 502

Property	Value	Adjustment	Notes	Impact	Value	Difference
Assessment	--	--	--	--	\$4,500,000	--
Bathrooms	3	--	--	--	3	--
Bedroom...	--	1	Added +1 Den	\$60,000	--	--
Bedrooms	3	2	Removed 1 Bedroom	-\$90,000	2	--
Condo E...	S	E	Condos on the east sid...	\$30,000	--	--
Ensuite...	Y	✓	--	--	--	--
Interior SqFt	2,625	--	--	--	3,250	+625
Mainten...	4393.15	--	--	--	--	--
Type	Condo Apt	--	--	--	Condo Apt	--
Year Built	--	--	--	--	2017	--



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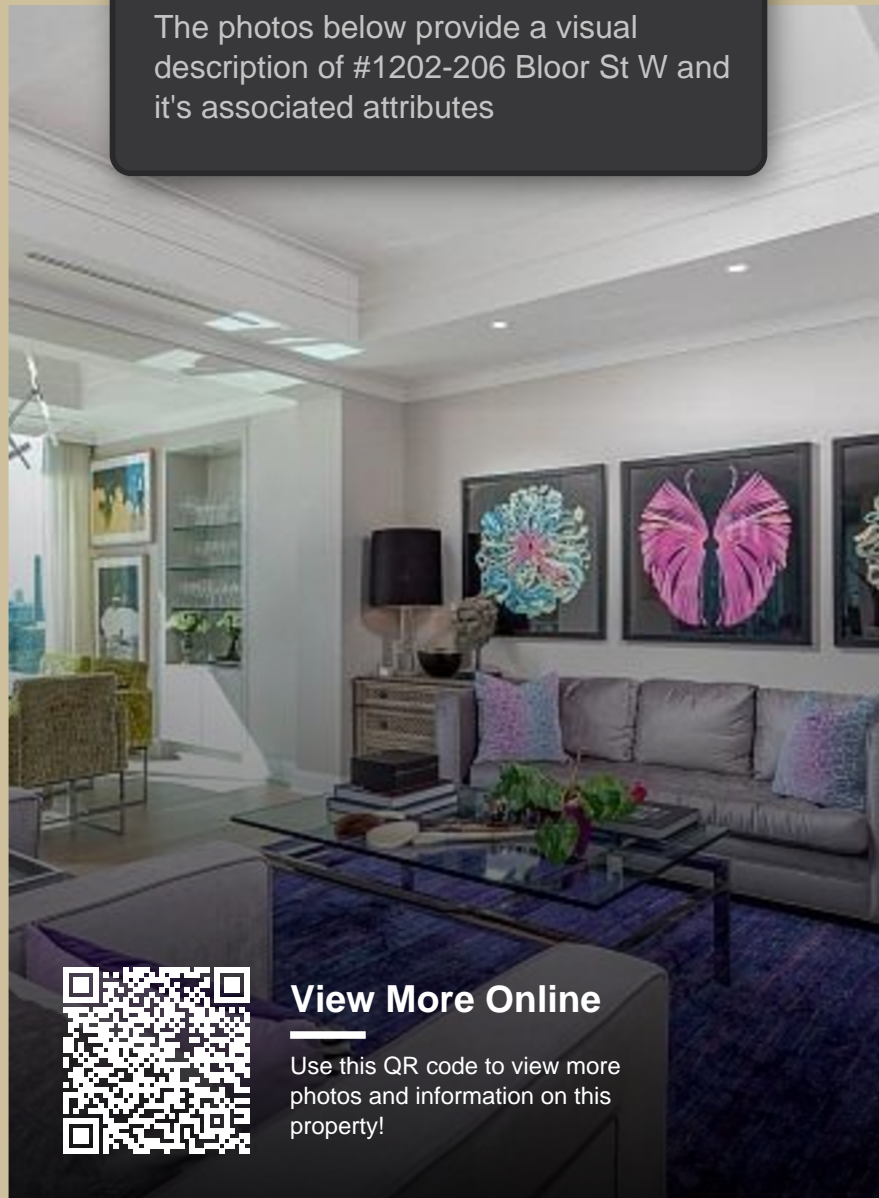
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## Property Photos

The photos below provide a visual description of #1202-206 Bloor St W and its associated attributes



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## #110-38 Avenue Rd

The details below provide a comparison analysis between the subject property and #110-38 Avenue Rd



-- 0.5KM From Subject Property --

### Comparable

#110-38 Avenue Rd  
Listing# C4901362

**SOLD**

DOM: 12 | Sold : Sep 20th, 2020

**\$5,525,000** Adjusted From \$5,595,000

**Subject Property**  
128 Hazelton Ave 502

Property	Value	Adjustment	Notes	Impact	Value	Difference
Assessment	--	--	--	--	\$4,500,000	--
Bathrooms	3	--	--	--	3	--
Bedroom...	1	--	--	--	--	--
Bedrooms	3	2	Removed 1 Bedroom	-\$90,000	2	--
Condo E...	W	E	Matched the unit expr ...	\$20,000	--	--
Ensuite...	Y	✓	--	--	--	--
Interior SqFt	2,875	--	--	--	3,250	+375
Mainten...	3209.73	--	--	--	--	--
Type	Condo Apt	--	--	--	Condo Apt	--
Year Built	--	--	--	--	2017	--



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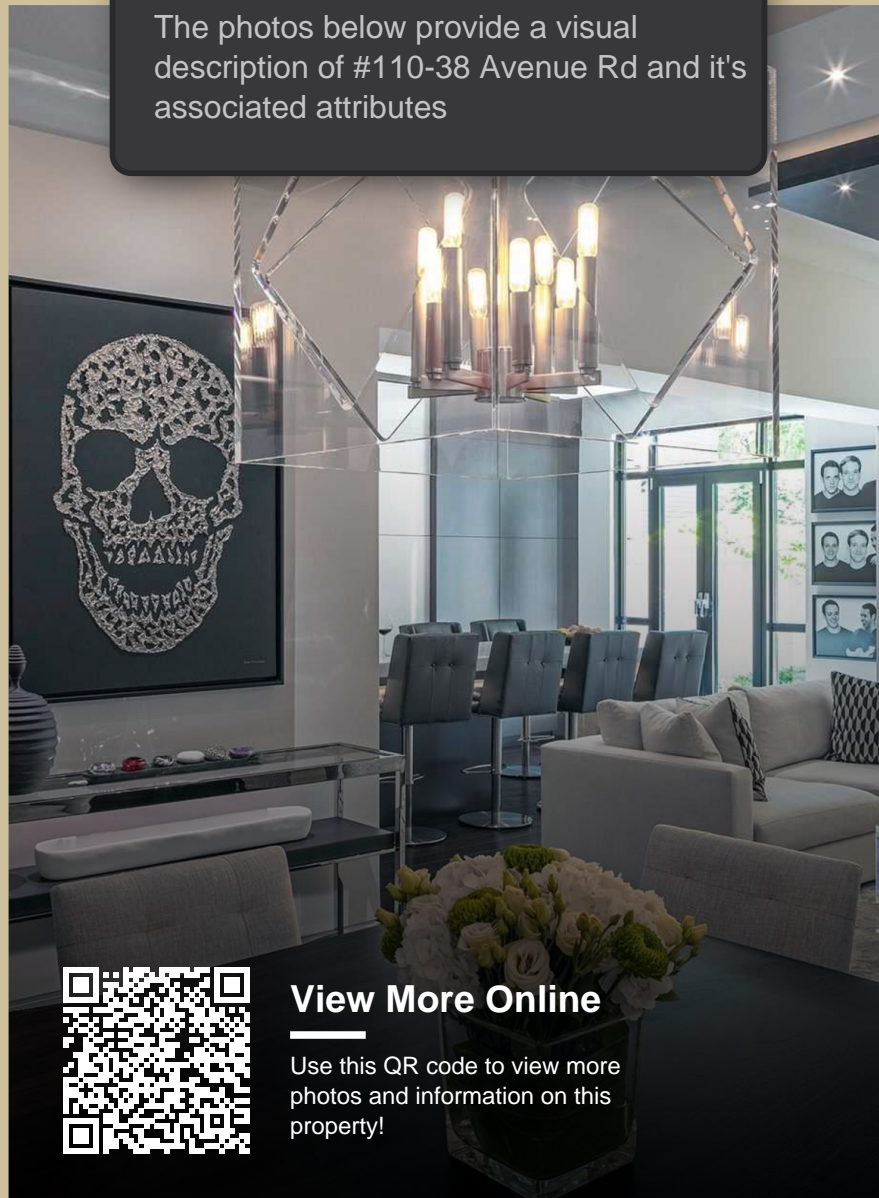
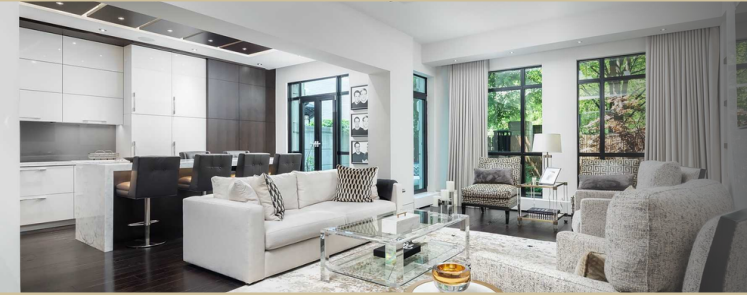
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## Property Photos

The photos below provide a visual description of #110-38 Avenue Rd and its associated attributes



**View More Online**

Use this QR code to view more photos and information on this property!