

Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2925 Carey Way	Hollister	3	2 0	0	2,300	\$239.13	45,738	\$550,000	11	\$550,000	11/20/12
651 Liege Drive	Hollister	4	3 0	9	2,122	\$182.85	6,300	\$385,000	16	\$388,000	11/21/12
891 Robert Drive	Hollister	4	2 0	91	1,725	\$165.22	6,325	\$309,900	13	\$285,000	11/19/12
1201 Monica Drive	Hollister	3	2 0	18	1,217	\$152.75	4,880	\$185,900	26	\$185,900	11/21/12

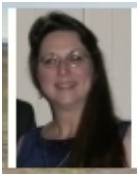
# LISTINGS:	4	AVG VALUES:		30	1,841	\$184.99	15,811	\$357,700	17	\$352,225
--------------------	----------	--------------------	--	-----------	--------------	-----------------	---------------	------------------	-----------	------------------

# LISTINGS TOTAL:	4	AVG VALUES FOR ALL:		30	1,841	\$184.99		\$357,700	17	\$352,225
--------------------------	----------	----------------------------	--	-----------	--------------	-----------------	--	------------------	-----------	------------------

Quick Statistics (4 Listings Total)

	Min	Max	Median
List Price	\$185,900	\$550,000	\$347,450
Sale Price	\$185,900	\$550,000	\$336,500

The above information is deemed to be accurate but not guaranteed.



Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

Summary of Comparable Properties

Single Family Residential

Sold 2925 Carey Way, Hollister 95023 (Hollister) **\$550,000** MLS: 81241413
Beds: 3 beds Baths Full/Partial: 2|0 DOM: 0



Property Overview

Area: **Hollister (182)**
Bds,Bth: **3, 2|0** Age: **11**
Sqft: **2,300** Lot: **45,738**

Pricing / Dates

List: **\$550,000** Date: **11/20/2012**
Original: **\$550,000** Date: **11/20/2012**
Sold **\$550,000** Date: **11/20/2012**

Remarks

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

Pool Sweep Included, Solar Pool System

Garage/Parking

3 or More Car Garage

Listed By Cynthia Fancher, Flora Real Estate Group

Sold 651 Liege Drive, Hollister 95023 (Hollister) **\$385,000** MLS: 81236096
Beds: 4 beds Baths Full/Partial: 3|0 DOM: 9



Property Overview

Area: **Hollister (182)**
Bds,Bth: **4, 3|0** Age: **16**
Sqft: **2,122** Lot: **6,300**

Pricing / Dates

List: **\$385,000** Date: **10/01/2012**
Original: **\$385,000** Date: **10/01/2012**
Sold **\$388,000** Date: **10/10/2012**

Remarks

Beautiful clean home - You'll be proud to give this address! Home features 4 bedrooms upstairs for privacy. 3 full bathrooms. Cozy kitchen/family room combo with a custom rustic mantle. Inside laundry with folding counter-washer/dryer included in sale! Swim all year long in the heated pool/hot tub combo. Park your RV in the spacious side yard. Located on quiet street.

Property Features

Family Room

Family Room Kitchen

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

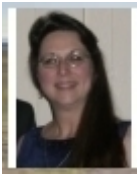
Gas Heated Pool

Garage/Parking

2 Car Garage, RV or Boat Parking, Tandem

Listed By Christine Navarro, G-7 Realty Inc

The above information is deemed to be accurate but not guaranteed.



Lori Uhl McClelland | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties
Simple... Savvy... Service...

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

Summary of Comparable Properties

Sold	891 Robert Drive, Hollister 95023 (Hollister)	\$309,900	MLS: 81227328
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 91



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **13**
 Sqft: **1,725** Lot: **6,325**

Pricing / Dates

List: **\$309,900** Date: **07/20/2012**
 Original: **\$309,900** Date: **07/20/2012**
 Sold: **\$285,000** Date: **10/19/2012**

Remarks

Large 4 bedroom Creekbridge home with lots of recent upgrades. Includes freshly painted interior & exterior, new carpets & vinyl, door hardware, some new light fixtures, new kitchen appliances & more! Has granite counters in kitchen, inside laundry room, office or fourth bedroom, front porch is brick layed and back patio has pavers. Large master bedroom & master bathroom. Come and see it today!

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Nook, Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Jason Noble, Nino Real Estate

Sold	1201 Monica Drive, Hollister 95023 (Hollister)	\$185,900	MLS: 81213908
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 18



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **26**
 Sqft: **1,217** Lot: **4,880**

Pricing / Dates

List: **\$185,900** Date: **04/16/2012**
 Original: **\$185,900** Date: **04/16/2012**
 Sold: **\$185,900** Date: **5/4/2012**

Remarks

Come see this charming modular home. Charming 3 bedroom 2 bath. Great for first time buyers.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Dining "L"

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Ray Rojas, Cornerstone Real Estate

The above information is deemed to be accurate but not guaranteed.