

Comparing Selling Prices to Current Valuations

Epsom

April 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
51	The Drive	\$5,088,000	22-Apr-21	\$3,800,000	34%
125	St Andrews Road	\$4,360,000	29-Apr-21	\$2,725,000	60%
18	Queen Mary Avenue	\$3,820,000	19-Apr-21	\$3,350,000	14%
5C/75	Owens Road	\$3,500,000	22-Apr-21	-	-
11	Pukehana Avenue	\$3,400,000	11-Apr-21	\$2,450,000	39%
6	Lewin Road	\$2,860,000	1-Apr-21	\$2,100,000	36%
242	St Andrews Road	\$2,750,000	19-Apr-21	\$1,850,000	49%
Lot 1 7	Selwyn Road	\$2,420,000	14-Apr-21	-	-
Lot 3 7	Selwyn Road	\$2,150,000	15-Apr-21	-	-
141 A	The Drive	\$2,115,000	19-Apr-21	\$1,725,000	23%
4	Goldsmith Road	\$2,080,000	19-Apr-21	\$1,800,000	16%
2/1 A	Pukehana Avenue	\$1,850,000	28-Apr-21	\$1,525,000	21%
11	Annie Buxton Place	\$1,800,000	29-Apr-21	-	-
2/163	The Drive	\$1,800,000	1-Apr-21	\$1,450,000	24%
PU B2 1F	Green Lane West	\$1,610,000	13-Apr-21	-	-
6 L	Domett Avenue	\$1,505,000	28-Apr-21	\$1,300,000	16%
223	Green Lane West	\$1,425,000	15-Apr-21	-	-
305/223B	Green Lane West	\$1,400,000	7-Apr-21	\$960,000	46%
5/101	Gillies Avenue	\$1,250,000	1-Apr-21	\$1,060,000	18%
2/14	Warborough Avenue	\$1,200,000	15-Apr-21	\$1,040,000	15%
3/170	Gillies Avenue	\$1,085,000	30-Apr-21	\$920,000	18%
65 B	Buckley Road	\$850,000	27-Apr-21	\$830,000	2%
6/44	St Andrews Road	\$467,000	19-Apr-21	\$440,000	6%
		\$50,785,000		\$29,325,000	73%

Number of Sales 23

Number sales below QV 0

While every effort has been made to ensure that the property information is accurate we recommend that before relying on this information you seek independent advice. Source: Various Industry related websites.