

Comparing Selling Prices to Current Valuations

Mt Eden
April 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
389	Dominion Road	\$4,370,000	11-Apr-21	\$3,325,000	31%
15	Landscape Road	\$3,755,000	1-Apr-21	\$2,600,000	44%
57	Bellevue Road	\$3,300,000	28-Apr-21	\$2,275,000	45%
32 B	Kingsview Road	\$2,925,000	27-Apr-21	\$2,275,000	29%
23	Westminster Road	\$2,840,000	15-Apr-21	\$1,950,000	46%
13	Disraeli Street	\$2,550,000	15-Apr-21	\$2,000,000	28%
9	Douglas Road	\$2,525,000	6-Apr-21	\$1,725,000	46%
3	Ellerton Road	\$2,385,000	19-Apr-21	\$2,125,000	12%
17	Peary Road	\$2,250,000	20-Apr-21	\$1,400,000	61%
66	Peary Road	\$2,045,000	15-Apr-21	\$1,475,000	39%
137	Peary Road	\$1,850,000	28-Apr-21	\$1,400,000	32%
149	Landscape Road	\$1,850,000	8-Apr-21	\$1,380,000	34%
20	Springwood Place	\$1,770,000	6-Apr-21	\$1,040,000	70%
12 A	Walters Road	\$1,715,000	27-Apr-21	\$1,320,000	30%
3/905	Mount Eden Road	\$1,640,000	23-Apr-21	\$890,000	84%
10/145	Mount Eden Road	\$1,135,000	21-Apr-21	\$890,000	28%
54 A	Peary Road	\$1,060,000	19-Apr-21	\$1,160,000	-9%
26/3	Akiraho Street	\$1,057,000	16-Apr-21	\$740,000	43%
8/340	Mount Eden Road	\$928,500	7-Apr-21	\$750,000	24%
202/43	Edwin Street	\$860,000	1-Apr-21	\$690,000	25%
9/340	Mount Eden Road	\$835,000	28-Apr-21	\$750,000	11%
3/400	Mount Eden Road	\$688,000	7-Apr-21	\$570,000	21%
10 G	Sylvan Avenue East	\$540,000	6-Apr-21	\$520,000	4%
2/17	Wiremu Street	\$475,000	30-Apr-21	-	-
306/11	Akepiro Street	\$470,000	27-Apr-21	\$580,000	-19%
		\$45,818,500		\$33,830,000	35%

Number of Sales 25

Number sales below QV 2

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.