

Comparing Selling Prices to Current Valuations

Mt Roskill

April 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
1 - 4/1	Hazel Avenue	\$3,875,000	29-Apr-21	\$2,600,000	49%
4	Kings Road	\$1,995,000	14-Apr-21	\$1,475,000	35%
702	Richardson Road	\$1,900,000	16-Apr-21	\$1,625,000	17%
18	Memorial Avenue	\$1,760,000	29-Apr-21	\$1,355,000	30%
36	Ramelton Road	\$1,630,000	23-Apr-21	\$1,300,000	25%
2/32	Foch Avenue	\$1,545,000	13-Apr-21	\$1,340,000	15%
414	Mount Albert Road	\$1,505,000	11-Apr-21	\$1,040,000	45%
71	Duke Street	\$1,480,000	16-Apr-21	\$1,260,000	17%
43	Ramelton Road	\$1,470,000	22-Apr-21	\$1,250,000	18%
32	Sheppard Avenue	\$1,455,000	29-Apr-21	\$950,000	53%
5	Cleghorn Avenue	\$1,400,000	1-Apr-21	\$1,240,000	13%
33	Marshall Laing Avenue	\$1,377,000	19-Apr-21	\$800,000	72%
85	Penney Avenue	\$1,350,000	12-Apr-21	\$940,000	44%
14	Winstone Road	\$1,325,000	29-Apr-21	\$910,000	46%
65	Staveley Avenue	\$1,300,000	19-Apr-21	\$1,330,000	-2%
50	Haycock Avenue	\$1,290,000	19-Apr-21	\$770,000	68%
33	Denny Avenue	\$1,260,000	8-Apr-21	\$910,000	38%
3	Cleghorn Avenue	\$1,250,000	1-Apr-21	\$1,140,000	10%
2/1516	Dominion Road Extensi	\$1,197,000	7-Apr-21	\$1,050,000	14%
203	White Swan Road	\$1,100,000	22-Apr-21	\$920,000	20%
8 A	Rogan Street	\$1,100,000	12-Apr-21	\$860,000	28%
60	Bremner Avenue	\$1,000,000	27-Apr-21	\$845,000	18%
3/106	Oakdale Road	\$1,000,000	27-Apr-21	\$930,000	8%
7	Aurora Avenue	\$1,000,000	7-Apr-21	\$800,000	25%
498 A	Richardson Road	\$995,000	20-Apr-21	\$840,000	18%
17	Robson Street	\$980,000	28-Apr-21	\$930,000	5%
1/15	Locke Avenue	\$949,000	27-Apr-21	\$810,000	17%
31	John Davis Road	\$915,000	19-Apr-21	\$800,000	14%
1/29	Whitmore Road	\$901,000	12-Apr-21	\$630,000	43%
19 A	Gerbic Place	\$895,000	28-Apr-21	\$700,000	28%
80 A	White Swan Road	\$850,000	20-Apr-21	\$730,000	16%
11 B	Locke Avenue	\$850,000	1-Apr-21	\$780,000	9%
1269 A	Dominion Road Extensi	\$805,000	25-Apr-21	\$740,000	9%
4/325	Mt Albert Road	\$710,000	19-Apr-21	\$700,000	1%
645 A	Richardson Road	\$685,000	7-Apr-21	\$640,000	7%
		\$45,099,000		\$35,940,000	25%

Number of Sales

35

Number sales below QV

1

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.