

Comparing Selling Prices to Current Valuations

Sandringham

April 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
12	Locarno Avenue	\$2,505,000	29-Apr-21	\$1,340,000	87%
59 B	Kiwitea Street	\$2,200,000	28-Apr-21	\$1,200,000	83%
8	Goring Road	\$2,200,000	10-Apr-21	\$1,975,000	11%
9	Parrish Road	\$2,100,000	28-Apr-21	\$1,400,000	50%
53	Aroha Avenue	\$2,100,000	14-Apr-21	\$1,280,000	64%
27	Oxton Road	\$1,975,000	21-Apr-21	\$1,320,000	50%
4 A	Renfrew Avenue	\$1,860,000	14-Apr-21	\$1,120,000	66%
82	Renfrew Avenue	\$1,800,000	14-Apr-21	\$1,060,000	70%
103	Taumata Road	\$1,795,000	13-Apr-21	\$1,700,000	6%
298 B	Mount Albert Road	\$1,625,000	12-Apr-21	\$1,625,000	0%
10	Jason Avenue	\$1,545,000	19-Apr-21	\$1,140,000	36%
22	Harwood Street	\$1,318,500	23-Apr-21	\$900,000	47%
2/86	Aroha Avenue	\$1,130,000	21-Apr-21	\$940,000	20%
2/1	Euston Road	\$1,050,000	12-Apr-21	\$650,000	62%
2/8	Duncan Avenue	\$985,000	8-Apr-21	\$620,000	59%
2/109 A	St Lukes Road	\$985,000	3-Apr-21	\$740,000	33%
2/34	Watea Road	\$790,000	30-Apr-21	\$640,000	23%
1/11	Kingsway Avenue	\$650,000	20-Apr-21	\$520,000	25%
3/418	Sandringham Road	\$521,000	29-Apr-21	\$430,000	21%
2/15	Marne Road	\$480,000	15-Apr-21	\$380,000	26%
599	Sandringham Road	\$110,200	12-Apr-21	\$890,000	-88%
		\$29,724,700		\$21,870,000	36%

Number of Sales 21

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.