

Comparing Selling Prices to Current Valuations

Epsom

February 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
73	Almorah Road	\$3,660,000	26-Feb-21	\$3,600,000	2%
5 A	Crescent Road	\$3,568,000	24-Feb-21	\$2,750,000	30%
806/223 B	Green Lane West	\$2,850,000	6-Feb-21	\$1,850,000	54%
21	Gladwin Road	\$2,750,000	12-Feb-21	\$2,800,000	-2%
46	Disraeli Street	\$2,450,000	23-Feb-21	\$1,975,000	24%
514 D	Manukau Road	\$2,300,000	19-Feb-21	\$2,225,000	3%
19	Aberfoyle Street	\$2,220,000	25-Feb-21	\$1,775,000	25%
58	Gillies Avenue	\$1,990,000	4-Feb-21	\$1,300,000	53%
50	Liverpool Street	\$1,750,000	22-Feb-21	\$1,600,000	9%
1/492	Manukau Road	\$1,625,000	26-Feb-21	-	-
105/64	Great South Road	\$1,255,000	2-Feb-21	-	-
4/53 A	Mount St John Avenue	\$1,207,500	24-Feb-21	\$1,140,000	6%
3/155	Gillies Avenue	\$1,131,000	19-Feb-21	\$900,000	26%
1/41	Torrance Street	\$1,020,000	12-Feb-21	\$860,000	19%
8/29	Mauranui Avenue	\$995,000	5-Feb-21	-	-
6/27	Epsom Avenue	\$956,000	25-Feb-21	\$690,000	39%
624 A	Manukau Road	\$860,000	8-Feb-21	\$940,000	-9%
109/223 B	Green Lane West	\$835,000	28-Feb-21	\$680,000	23%
228A	Green Lane West	\$787,500	2-Feb-21	\$700,000	13%
7/4	Owens Road	\$770,000	26-Feb-21	\$670,000	15%
103/64	Great South Road	\$728,000	10-Feb-21	-	-
		\$35,708,000		\$26,455,000	35%

Number of Sales 21

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.