

Comparing Selling Prices to Current Valuations

Mt Eden February 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
20	Watling Street	\$3,620,000	17-Feb-21	\$2,250,000	61%
32	Rahiri Road	\$3,250,000	17-Feb-21	\$2,475,000	31%
14	Windmill Road	\$3,100,000	25-Feb-21	\$2,800,000	11%
2	Kakariki Avenue	\$3,050,000	17-Feb-21	\$2,275,000	34%
2	Kawaka Street	\$2,605,000	3-Feb-21	\$1,775,000	47%
24	Woodford Road	\$2,590,000	19-Feb-21	\$1,725,000	50%
5	Landscape Road	\$2,375,000	25-Feb-21	\$2,150,000	10%
20	Milton Road	\$2,335,000	17-Feb-21	\$1,500,000	56%
1	Reimers Avenue	\$2,290,000	16-Feb-21	\$1,380,000	66%
8 A	Peary Road	\$2,230,000	4-Feb-21	\$1,950,000	14%
56	Ellerton Road	\$2,150,000	22-Feb-21	\$1,750,000	23%
571	Mount Eden Road	\$1,990,000	12-Feb-21	\$1,800,000	11%
26	George Street	\$1,870,000	24-Feb-21	\$1,550,000	21%
1	Carmen Avenue	\$1,815,000	25-Feb-21	\$1,280,000	42%
16	Carmen Avenue	\$1,700,000	4-Feb-21	\$1,380,000	23%
11	Balmer Lane	\$1,650,000	25-Feb-21	\$1,080,000	53%
401/30 A	Enfield Street	\$1,525,000	23-Feb-21	\$1,140,000	34%
1/38	Kingsview Road	\$1,310,000	25-Feb-21	\$1,060,000	24%
2/864	Mount Eden Road	\$1,235,000	17-Feb-21	-	
55 A	Landscape Road	\$1,100,000	10-Feb-21	\$920,000	20%
40	Tennyson Street	\$1,085,000	10-Feb-21	\$770,000	41%
10	Dunbar Road	\$1,080,000	27-Feb-21	\$840,000	29%
42	Tennyson Street	\$1,080,000	10-Feb-21	\$600,000	80%
109/428	Dominion Road	\$1,073,000	1-Feb-21	-	
305/428-430	Dominion Road	\$1,045,000	23-Feb-21	-	
2/14	Poronui Street	\$960,000	23-Feb-21	\$680,000	41%
4/2	Henley Road	\$945,000	25-Feb-21	\$720,000	31%
G13/27	Enfield Street	\$940,000	4-Feb-21	\$870,000	8%
1/43	Grange Road	\$910,000	25-Feb-21	\$700,000	30%
4/280	Mount Eden Road	\$910,000	4-Feb-21	\$760,000	20%
2/38 A	Kingsview Road	\$908,000	22-Feb-21	\$790,000	15%
106/11	Fenton Street	\$874,000	1-Feb-21	\$780,000	12%
5/14	Poronui Street	\$855,000	23-Feb-21	\$670,000	28%
27/44	Esplanade Road	\$770,000	25-Feb-21	\$710,000	8%
6/60	Grange Road	\$610,000	15-Feb-21	\$510,000	20%
2N/12	Charles Street	\$610,000	4-Feb-21	\$410,000	49%
315/43	Edwin Street	\$550,000	16-Feb-21	\$450,000	22%
12/49	Esplanade Road	\$458,000	19-Feb-21	\$400,000	15%
7/288	Mount Eden Road	\$455,800	24-Feb-21	\$410,000	11%
2P/94	Dominion Road	\$424,300	3-Feb-21	\$440,000	-4%
		\$60,333,100		\$43,750,000	38%

Number of Sales 40
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.