

Comparing Selling Prices to Current Valuations

Sandringham

February 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
78	Gribblehirst Road	\$3,000,000	10-Feb-21	\$1,850,000	62%
8	Truro Road	\$2,845,000	17-Feb-21	\$1,600,000	78%
79	King Edward Street	\$2,772,000	11-Feb-21	\$1,650,000	68%
223	Sandringham Road	\$2,570,000	4-Feb-21	\$1,400,000	84%
17	Kitchener Road	\$2,400,000	10-Feb-21	\$1,400,000	71%
86	Paice Avenue	\$2,100,000	15-Feb-21	\$1,575,000	33%
12	Haverstock Road	\$2,020,000	10-Feb-21	\$1,525,000	32%
23 A	Haverstock Road	\$1,870,000	3-Feb-21	\$710,000	163%
117	Fowlds Avenue	\$1,815,000	2-Feb-21	\$1,300,000	40%
12	Pickett Avenue	\$1,695,000	27-Feb-21	\$1,200,000	41%
225 A	Mount Albert Road	\$1,595,000	16-Feb-21	\$1,200,000	33%
80	Fowlds Avenue	\$1,520,000	24-Feb-21	\$1,040,000	46%
5/32	Watea Road	\$1,120,000	28-Feb-21	\$680,000	65%
3/36	Aroha Avenue	\$1,000,000	3-Feb-21	\$1,100,000	-9%
24 A	Halesowen Avenue	\$985,000	3-Feb-21	\$1,040,000	-5%
1/26	Kingsway Avenue	\$972,000	16-Feb-21	\$690,000	41%
13 H	Watson Avenue	\$950,000	3-Feb-21	\$710,000	34%
1/93	St Lukes Road	\$730,000	3-Feb-21	\$630,000	16%
8/22 B	Arabi Street	\$701,500	16-Feb-21	\$560,000	25%
6/12	Arabi Street	\$693,000	27-Feb-21	\$550,000	26%
5/12	Arabi Street	\$660,000	19-Feb-21	\$550,000	20%
8/7	Begbie Place	\$540,000	3-Feb-21	\$670,000	-19%
3/8	Begbie Place	\$515,000	11-Feb-21	\$460,000	12%
		\$35,068,500		\$24,090,000	46%

Number of Sales 23

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.