

Comparing Selling Prices to Current Valuations

November 2018 - Balmoral & Sandringham

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
2	3	Begbie Pl	\$ 450,000	28/11/2018	\$ 1,900,000	-76%
1	3	Camden Rd	\$ 541,000	9/11/2018	\$ 560,000	-3%
1	24	Harwood St	\$ 555,000	7/11/2018	\$ 510,000	9%
4	2	Grove Rd	\$ 590,288	30/11/2018	\$ 550,000	7%
5	94	Saint Lukes Rd	\$ 705,000	30/11/2018	\$ 710,000	-1%
1	14	Fowlds Ave	\$ 759,000	30/11/2018	\$ 650,000	17%
1	43	Kingsway Ave	\$ 806,800	30/11/2018	\$ 920,000	-12%
	215	Mount Albert Rd	\$ 835,000	30/11/2018	\$ 1,050,000	-20%
	238A	Mount Albert Rd	\$ 950,000	30/11/2018	\$ 880,000	8%
	78	Renfrew Ave	\$ 1,095,000	14/11/2018	\$ 1,020,000	7%
	8A	Invermay Ave	\$ 1,121,000	30/11/2018	\$ 1,040,000	8%
	265	Mount Albert Rd	\$ 1,150,000	15/11/2018	\$ 1,275,000	-10%
A	1	Duncan Ave	\$ 1,238,000	14/11/2018	\$ 940,000	32%
	32	Calgary St	\$ 1,250,000	30/11/2018	\$ 1,425,000	-12%
	69	Renfrew Ave	\$ 1,418,000	30/11/2018	\$ 1,220,000	16%
	46	King Edward St	\$ 1,610,000	30/11/2018	\$ 1,950,000	-17%
	1	Aroha Ave	\$ 1,817,000	30/11/2018	\$ 1,575,000	15%
			\$ 16,891,088		\$ 18,175,000	-7%

Number of Sales 17

Number sales below QV 9

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.