

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

April 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
2/13 Bingley Avenue, Epsom, Auckland	\$ 682,000	24/04/2019	\$ 760,000	-10%
228 B Green Lane West, Epsom, Auckland	\$ 700,000	10/04/2019	\$ 700,000	0%
25 Balmoral Road, Epsom, Auckland	\$ 805,000	1/04/2019	\$ 1,020,000	-21%
3/8 Bowling Avenue, Epsom, Auckland	\$ 845,500	2/04/2019	\$ 870,000	-3%
71 A Buckley Road, Epsom, Auckland	\$ 1,030,000	21/04/2019	\$ 1,380,000	-25%
510 F Manukau Road, Epsom, Auckland	\$ 1,090,000	26/04/2019	\$ 1,100,000	-1%
1/1 Almorah Place, Epsom, Auckland	\$ 1,145,500	10/04/2019	\$ 1,280,000	-11%
7 Rowan Road, Epsom, Auckland	\$ 1,170,000	16/04/2019	\$ 1,180,000	-1%
6 Greenfield Road, Epsom, Auckland	\$ 1,170,000	2/04/2019	\$ 1,200,000	-3%
3 Greenfield Road, Epsom, Auckland	\$ 1,260,000	30/04/2019	\$ 1,360,000	-7%
308/64 Great South Road, Epsom, Auckland	\$ 1,280,000	5/04/2019	\$ -	
Lot 3/40 Pah Road, Epsom, Auckland	\$ 1,445,000	30/04/2019	\$ -	
49 Selwyn Road, Epsom, Auckland	\$ 2,100,000	26/04/2019	\$ 2,400,000	-13%
37 Ranfurly Road, Epsom, Auckland	\$ 2,500,000	29/04/2019	\$ 2,700,000	-7%
37 Ranfurly Road, Epsom, Auckland	\$ 2,500,000	10/04/2019	\$ -	
5 Almorah Road, Epsom, Auckland	\$ 2,935,000	2/04/2019	\$ 3,150,000	-7%
82 Ranfurly Road, Epsom, Auckland	\$ 3,080,000	5/04/2019	\$ 3,550,000	-13%
9/75 B Owens Road, Epsom, Auckland	\$ 3,120,000	12/04/2019	\$ -	
219 Manukau Road, Epsom, Auckland	\$ 3,280,000	23/04/2019	\$ 3,850,000	-15%
	\$ 32,138,000			

Number of Sales: 19

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.