

Comparing Selling Prices to Current Valuations

December 2018 - Epsom

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
4	20	Domett Ave	\$ 898,000	18/12/2018	\$ 870,000	3%
1	13	Cornwall Park Ave	\$ 1,010,000	18/12/2018	\$ 960,000	5%
	35	Torrance St	\$ 1,317,000	18/12/2018	\$ 1,400,000	-6%
1	29	Owens Rd	\$ 1,325,000	17/12/2018	\$ 1,525,000	-13%
	19	Wapiti Ave	\$ 1,600,000	10/12/2018	\$ 1,700,000	-6%
	99	The Drive	\$ 1,700,000	7/12/2018	\$ 1,800,000	-6%
	46	Cornwall Park Ave	\$ 1,750,000	18/12/2018	\$ 1,950,000	-10%
	273	Gillies Ave	\$ 1,770,000	7/12/2018	\$ 2,125,000	-17%
	78	Saint Andrews Rd	\$ 1,840,000	17/12/2018	\$ 2,150,000	-14%
A	19	Wapiti Ave	\$ 2,100,000	3/12/2018	\$ 2,000,000	5%
2	2	Tuperiri Rd	\$ 2,300,000	18/12/2018	\$ 1,875,000	23%
			\$ 17,610,000		\$ 18,355,000	-4%

Number of Sales 11

Number sales below QV 7

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.