

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

February 2019 - Epsom

Road Name	Sale Price	CV	Variation
4/11 Owens Road, Epsom, Auckland	\$ 634,500	\$ 630,000	1%
10 Lion Place, Epsom, Auckland	\$ 817,500	\$ 850,000	-4%
3/7 Goldsmith Road, Epsom, Auckland	\$ 885,000	\$ 870,000	2%
6 B Gorrie Avenue, Epsom, Auckland	\$ 920,500	\$ 1,020,000	-10%
64 Great South Road, Epsom, Auckland	\$ 1,080,000	\$ -	#DIV/0!
1/30 Buckley Road, Epsom, Auckland	\$ 1,118,000	\$ -	#DIV/0!
218 Green Lane West, Epsom, Auckland	\$ 1,232,000	\$ -	#DIV/0!
64 Great South Road, Epsom, Auckland	\$ 1,240,000	\$ -	#DIV/0!
40 Pah Road, Epsom, Auckland	\$ 1,510,000	\$ -	#DIV/0!
37 Pah Road, Epsom, Auckland	\$ 1,586,500	\$ 1,675,000	-5%
1/12 Kipling Avenue, Epsom, Auckland	\$ 1,600,000	\$ 1,400,000	14%
55 The Drive, Epsom, Auckland	\$ 2,050,000	\$ 2,175,000	-6%
14 Morvern Road, Epsom, Auckland	\$ 4,060,000	\$ 3,200,000	27%
101 Mountain Road, Epsom, Auckland	\$ 4,205,000	\$ 3,800,000	11%
	\$ 22,939,000	\$ 15,620,000	47%

Number of Sales :14

Number sales below QV: 4

While every effort has been made to ensure that the property information is accurate we recommend that, you seek independent advice. Source: Various Industry related websites.