

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

July 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
108/2 Maungawhau Road, Epsom, Auckland	\$ 475,000	8/07/2019	\$ 360,000	32%
5/223 Manukau Road, Epsom, Auckland	\$ 715,000	1/07/2019	\$ 810,000	-12%
8/337 Manukau Road, Epsom, Auckland	\$ 720,000	17/07/2019	\$ 810,000	-11%
67 A Buckley Road, Epsom, Auckland	\$ 755,000	1/07/2019	\$ 860,000	-12%
1/30 Arcadia Road, Epsom, Auckland	\$ 1,005,500	17/07/2019	\$ 960,000	5%
8 Hollywood Avenue, Epsom, Auckland	\$ 1,200,000	18/07/2019	\$ 1,380,000	-13%
1/144 Saint Andrews Road, Epsom, Auckland	\$ 1,277,500	15/07/2019	\$ 1,450,000	-12%
27 A Hollywood Avenue, Epsom, Auckland	\$ 1,360,000	18/07/2019	\$ 1,360,000	0%
29 King Edward Avenue, Epsom, Auckland	\$ 1,695,000	11/07/2019	\$ 1,800,000	-6%
Lot 1/24 Wilding Avenue, Epsom, Auckland	\$ 2,580,000	29/07/2019	\$ -	
116 Mountain Road, Epsom, Auckland	\$ 3,400,000	24/07/2019	\$ 4,450,000	-24%
	\$ 15,183,000			

Number of Sales: 11

*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.*