

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

June 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
102 Manukau Road, Epsom, Auckland	\$ 668,000	28/06/2019		
3/123 Owens Road, Epsom, Auckland	\$ 835,000	19/06/2019	\$ 840,000	-1%
1/6 King George Avenue, Epsom, Auckland	\$ 973,000	13/06/2019	\$ 1,060,000	-8%
3/11 Ngaroma Road, Epsom, Auckland	\$ 990,000	24/06/2019	\$ 900,000	10%
1/18 Onslow Avenue, Epsom, Auckland	\$ 1,300,000	5/06/2019	\$ 1,000,000	30%
6 A Gorrie Avenue, Epsom, Auckland	\$ 1,325,000	28/06/2019	\$ 2,125,000	-38%
32 Liverpool Street, Epsom, Auckland	\$ 1,390,000	25/06/2019	\$ 2,275,000	-39%
60 Pah Road, Epsom, Auckland	\$ 1,600,000	30/06/2019	\$ 1,525,000	5%
8 Mount John Avenue, Epsom, Auckland	\$ 1,680,000	7/06/2019	\$ 1,950,000	-14%
8 A Queen Mary Avenue, Epsom, Auckland	\$ 1,688,000	24/06/2019	\$ 1,875,000	-10%
72 Owens Road, Epsom, Auckland	\$ 1,760,000	26/06/2019	\$ 1,875,000	-6%
12 A Atherton Road, Epsom, Auckland	\$ 1,770,000	27/06/2019	\$ 2,150,000	-18%
40 A Torrance Street, Epsom, Auckland	\$ 1,955,000	11/06/2019	\$ -	
39 Hollywood Avenue, Epsom, Auckland	\$ 2,090,000	4/06/2019	\$ 1,240,000	69%
203 Saint Andrews Road, Epsom, Auckland	\$ 2,300,000	23/06/2019	\$ 2,400,000	-4%
129 The Drive, Epsom, Auckland	\$ 2,300,000	16/06/2019	\$ 3,025,000	-24%
6 Bingley Avenue, Epsom, Auckland	\$ 2,418,000	10/06/2019	\$ 2,150,000	12%
12 Shiphards Avenue, Epsom, Auckland	\$ 2,500,000	27/06/2019	\$ 2,800,000	-11%
15 Bingley Avenue, Epsom, Auckland	\$ 2,695,000	24/06/2019	\$ 2,625,000	3%
9 Coronation Road, Epsom, Auckland	\$ 5,250,000	11/06/2019	\$ 5,400,000	-3%
	\$ 37,487,000		\$ 37,215,000	1%

Number of Sales: 20

*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.*