

# Comparing Selling Prices to Current Valuations

March 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
4/128 Gillies Avenue, Epsom, Auckland	\$ 665,000	14/03/2019	\$ 650,000	2%
6 C Quentin Avenue, Epsom, Auckland	\$ 850,000	20/03/2019	\$ 960,000	-11%
2/632 Manukau Road, Epsom, Auckland	\$ 865,000	4/03/2019	\$ 1,120,000	-23%
32 A Selwyn Road, Epsom, Auckland	\$ 1,200,000	31/03/2019	\$ 1,700,000	-29%
73 Buckley Road, Epsom, Auckland	\$ 1,250,000	12/03/2019	\$ 1,475,000	-15%
35 Selwyn Road, Epsom, Auckland	\$ 1,300,000	29/03/2019	\$ 1,600,000	-19%
28 Selwyn Road, Epsom, Auckland	\$ 1,405,000	15/03/2019	\$ 1,550,000	-9%
1/31 Orakau Avenue, Epsom, Auckland	\$ 1,640,000	28/03/2019	\$ 1,725,000	-5%
17 B Highwic Avenue, Epsom, Auckland	\$ 1,717,500	14/03/2019	\$ 1,825,000	-6%
27 Buckley Road, Epsom, Auckland	\$ 1,950,000	13/03/2019	\$ 2,050,000	-5%
7 Aberfoyle Street, Epsom, Auckland	\$ 1,950,000	21/03/2019	\$ 2,375,000	-18%
87 King George Avenue, Epsom, Auckland	\$ 1,995,000	28/03/2019	\$ 2,600,000	-23%
15 Hollywood Avenue, Epsom, Auckland	\$ 2,000,000	13/03/2019	\$ 2,225,000	-10%
23 Gladwin Road, Epsom, Auckland	\$ 2,000,000	14/03/2019	\$ 2,050,000	-2%
38 B Selwyn Road, Epsom, Auckland	\$ 2,250,000	13/03/2019	\$ -	
8 Heywood Crescent, Epsom, Auckland	\$ 2,315,000	29/03/2019	\$ 3,125,000	-26%
13 Morvern Road, Epsom, Auckland	\$ 2,350,000	14/03/2019	\$ 2,475,000	-5%
6 Bishop Street, Epsom, Auckland	\$ 2,450,000	5/03/2019	\$ 3,150,000	-22%
23/21 Ngaroma Road, Epsom, Auckland	\$ 2,500,000	7/03/2019	\$ 2,325,000	8%
5 A Aberfoyle Street, Epsom, Auckland	\$ 2,750,000	6/03/2019	\$ 2,500,000	10%
6 Pukenui Road, Epsom, Auckland	\$ 3,500,000	7/03/2019	\$ 3,125,000	12%
	\$ 38,902,500			

Number of Sales: 21

*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.*