

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

May 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
288 A Manukau Road, Epsom, Auckland	\$ 265,000	29/05/2019		
8/223 Manukau Road, Epsom, Auckland	\$ 609,500	26/05/2019	\$ 810,000	-25%
203/223 Greenlane West, Epsom, Auckland	\$ 699,000	7/05/2019	\$ -	
1/1 Epsom Avenue, Epsom, Auckland	\$ 755,000	13/05/2019	\$ 730,000	3%
2/4 Quentin Avenue, Epsom, Auckland	\$ 800,000	20/05/2019	\$ 920,000	-13%
2/18 King Edward Avenue, Epsom, Auckland	\$ 845,000	6/05/2019	\$ 810,000	4%
4/49 Margot Street, Epsom, Auckland	\$ 850,000	23/05/2019	\$ 1,100,000	-23%
Lot 2/40 Pah Road, Epsom, Auckland	\$ 1,445,000	2/05/2019	\$ -	
2/21 Highwic Avenue, Epsom, Auckland	\$ 1,531,000	31/05/2019	\$ 1,750,000	-13%
5 A Rangiatea Road, Epsom, Auckland	\$ 1,563,000	31/05/2019	\$ 1,650,000	-5%
63 Buckley Road, Epsom, Auckland	\$ 1,670,000	9/05/2019	\$ 2,025,000	-18%
12/35 Almorah Road, Epsom, Auckland	\$ 1,720,000	31/05/2019	\$ 1,575,000	9%
40 A Buckley Road, Epsom, Auckland	\$ 1,750,000	31/05/2019	\$ 2,050,000	-15%
275 A Gillies Avenue, Epsom, Auckland	\$ 1,901,800	30/05/2019	\$ 1,975,000	-4%
104 A Market Road, Epsom, Auckland	\$ 2,000,000	21/05/2019	\$ -	
16 Ferryhill Road, Epsom, Auckland	\$ 2,100,000	22/05/2019	\$ 2,500,000	-16%
38 A Selwyn Road, Epsom, Auckland	\$ 2,175,000	13/05/2019	\$ -	
1 D Bishop Street, Epsom, Auckland	\$ 2,430,500	18/05/2019	\$ 2,200,000	10%
27 Maungawhau Road, Epsom, Auckland	\$ 2,535,000	10/05/2019	\$ 3,225,000	-21%
24 Epsom Avenue, Epsom, Auckland	\$ 3,050,000	23/05/2019	\$ 2,900,000	5%
45 Owens Road, Epsom, Auckland	\$ 3,750,000	4/05/2019	\$ 2,900,000	29%
74 Mountain Road, Epsom, Auckland	\$ 5,850,000	27/05/2019	\$ 6,300,000	-7%
	\$ 40,294,800			

Number of Sales: 22

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.