

Comparing Selling Prices to Current Valuations

December 2018 - Mt Eden

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
	43	Mary St	\$ 756,000	3/12/2018	\$ 810,000	-7%
2	90	Landscape Rd	\$ 770,000	18/12/2018	\$ 1,020,000	-25%
206	11	Fenton St	\$ 785,000	21/12/2018	\$ 790,000	-1%
3	93	Balmoral Rd	\$ 786,000	18/12/2018	\$ 870,000	-10%
2	12	Kingsview Rd	\$ 788,000	2/12/2018	\$ 770,000	2%
	53	Mary St	\$ 810,000	5/12/2018	\$ 800,000	1%
202	11	Fenton St	\$ 820,000	17/12/2018	\$ 860,000	-5%
	25N	George St	\$ 890,000	18/12/2018	\$ 940,000	-5%
	25G	George St	\$ 905,000	18/12/2018	\$ 900,000	1%
	202	Balmoral Rd	\$ 1,077,000	6/12/2018	\$ 1,040,000	4%
	5A	Waitomo Ave	\$ 1,250,000	18/12/2018	\$ 1,220,000	2%
	3	Kain St	\$ 1,505,000	18/12/2018	\$ 1,160,000	30%
	744	Mount Eden Rd	\$ 1,555,000	17/12/2018	\$ 1,450,000	7%
	15	Burnley Tce	\$ 1,650,000	13/12/2018	\$ 1,775,000	-7%
	25	Volcanic St	\$ 1,680,000	18/12/2018	\$ 1,525,000	10%
	19A	Valley Rd	\$ 1,690,000	18/12/2018	\$ 1,850,000	-9%
	3	Mount Pleasant Rd	\$ 1,700,000	4/12/2018	\$ 1,825,000	-7%
			\$ 19,417,000		\$ 19,605,000	-1%

Number of Sales 17

Number sales below QV 9

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.