

Comparing Selling Prices to Current Valuations

Harcourts

Charlton Realty Ltd

February 2019 - Mt Eden

Homes

Road Name	Sale Price	CV	Variation
43 Edwin Street, Mount Eden, Auckland	\$ 696,500	\$ -	
6/27 Rossmay Terrace, Mount Eden, Auckland	\$ 680,000	\$ 680,000	0%
5 Wembley Road, Mount Eden, Auckland	\$ 1,330,000	\$ 1,360,000	-2%
96 Calgary Street, Mount Eden, Auckland	\$ 1,490,000	\$ 1,400,000	6%
13 Elizabeth Street, Mount Eden, Auckland	\$ 1,630,000	\$ 2,000,000	-19%
5/3 Rocklands Avenue, Mount Eden, Auckland	\$ 545,000	\$ 540,000	1%
35 Marlborough Street, Mount Eden, Auckland	\$ 1,840,000	\$ 2,025,000	-9%
25 B George Street, Mount Eden, Auckland	\$ 1,050,000	\$ 920,000	14%
4/5 Matipo Street, Mount Eden, Auckland	\$ 750,000	\$ 760,000	-1%
140 A Balmoral Road, Mount Eden, Auckland	\$ 1,498,000	\$ 1,675,000	-11%
1/12 J Charles Street, Mount Eden, Auckland	\$ 391,000	\$ -	
5 A Garden Place, Mount Eden, Auckland	\$ 967,000	\$ 1,040,000	-7%
3/113 Landscape Road, Mount Eden, Auckland	\$ 850,000	\$ 1,000,000	-15%
4/1 Ruapehu Street, Mount Eden, Auckland	\$ 495,000	\$ 490,000	1%
27 Marsden Avenue, Mount Eden, Auckland	\$ 1,340,000	\$ 1,600,000	-16%
17 Henley Road, Mount Eden, Auckland	\$ 2,340,000	\$ 2,125,000	10%
42 Wynyard Road, Mount Eden, Auckland	\$ 1,930,000	\$ 1,725,000	12%
29/18 Edenvale Crescent, Mount Eden, Auckland	\$ 445,000	\$ 470,000	-5%
2 A Glenalmond Road, Mount Eden, Auckland	\$ 850,000	\$ 840,000	1%
6/340 Mount Eden Road, Mount Eden, Auckland	\$ 825,000	\$ 780,000	6%
1/14 Poronui Street, Mount Eden, Auckland	\$ 798,000	\$ 650,000	23%
30/22 Normanby Road, Mount Eden, Auckland	\$ 787,000	\$ 800,000	-2%
	\$ 23,527,500		

Number of Sales :22

Number sales below QV: 10

While every effort has been made to ensure that the property information is accurate we recommend that, you seek independent advice. Source: Various Industry related websites.

Large apartment blocks sold with no CV's

Road Name	Sale Price
25 Enfield Street, Mount Eden, Auckland	\$ 810,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 1,135,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 683,000
25 Enfield Street, Mount Eden, Auckland	\$ 809,000
25 Enfield Street, Mount Eden, Auckland	\$ 799,000
25-27 Enfield Street, Mount Eden, Auckland	\$ 948,600
428-430 Dominion Road, Mount Eden, Auckland	\$ 588,800
25 Enfield Street, Mount Eden, Auckland	\$ 809,000
25 Enfield Street, Mount Eden, Auckland	\$ 770,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 833,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 715,000
25-27 Enfield Street, Mount Eden, Auckland	\$ 945,000
25 Enfield Street, Mount Eden, Auckland	\$ 799,000
25 Enfield Street, Mount Eden, Auckland	\$ 809,000
25 Enfield Street, Mount Eden, Auckland	\$ 800,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 1,137,000
25 Enfield Street, Mount Eden, Auckland	\$ 560,000
25 Enfield Street, Mount Eden, Auckland	\$ 843,000
25 Enfield Street, Mount Eden, Auckland	\$ 835,000
428-430 Dominion Road, Mount Eden, Auckland	\$ 1,117,000
25 Enfield Street, Mount Eden, Auckland	\$ 1,022,500
428-430 Dominion Road, Mount Eden, Auckland	\$ 723,000
319/25 Enfield Street, Mount Eden, Auckland	\$ 1,020,000
201/25 Enfield Street, Mount Eden, Auckland	\$ 862,500
105/25 Enfield Street, Mount Eden, Auckland	\$ 503,763
104/25 Enfield Street, Mount Eden, Auckland	\$ 800,000
217/25 Enfield Street, Mount Eden, Auckland	\$ 895,000
405/25 Enfield Street, Mount Eden, Auckland	\$ 890,000
314/25 Enfield Street, Mount Eden, Auckland	\$ 949,570
316/25 Enfield Street, Mount Eden, Auckland	\$ 869,000
211/25 Enfield Street, Mount Eden, Auckland	\$ 765,540
401/25 Enfield Street, Mount Eden, Auckland	\$ 1,398,000
320/25 Enfield Street, Mount Eden, Auckland	\$ 1,200,000
321/25 Enfield Street, Mount Eden, Auckland	\$ 859,000
216/25 Enfield Street, Mount Eden, Auckland	\$ 815,570
219/25 Enfield Street, Mount Eden, Auckland	\$ 1,002,500
408/25 Enfield Street, Mount Eden, Auckland	\$ 1,120,000
213/25 Enfield Street, Mount Eden, Auckland	\$ 829,000
322/25 Enfield Street, Mount Eden, Auckland	\$ 907,070
206/25 Enfield Street, Mount Eden, Auckland	\$ 825,000
222/25 Enfield Street, Mount Eden, Auckland	\$ 840,000
403/25 Enfield Street, Mount Eden, Auckland	\$ 915,000
402/25 Enfield Street, Mount Eden, Auckland	\$ 915,000
221/25 Enfield Street, Mount Eden, Auckland	\$ 809,000