

Comparing Selling Prices to Current Valuations

March 2019 - Mt Eden

Road Name	Sale Price	Sale Date	CV	Variation
5/1 Ruapehu Street, Mount Eden, Auckland	\$ 452,000	1/03/2019	\$ 490,000	-8%
5/18 Edenvale Crescent, Mount Eden, Auckland	\$ 505,000	9/03/2019	\$ 470,000	7%
1/116 Grange Road, Mount Eden, Auckland	\$ 570,000	13/03/2019	\$ 610,000	-7%
1/30 Marlborough Street, Mount Eden, Auckland	\$ 585,000	20/03/2019	\$ 480,000	22%
4/6 Fairview Road, Mount Eden, Auckland	\$ 600,000	5/03/2019	\$ 600,000	0%
107/428 - 430 Dominion Road, Mount Eden, Auckland	\$ 688,000	1/03/2019	\$ -	
321/428-430 Dominion Road, Mount Eden, Auckland	\$ 703,000	1/03/2019	\$ -	
69/32 Edwin Street, Mount Eden, Auckland	\$ 771,000	28/03/2019	\$ 390,000	98%
220/428 Dominion Road, Mount Eden, Auckland	\$ 813,000	1/03/2019	\$ -	
3/113 Landscape Road, Mount Eden, Auckland	\$ 820,000	25/03/2019	\$ 1,000,000	-18%
114 A Landscape Road, Mount Eden, Auckland	\$ 870,000	1/03/2019	\$ 810,000	7%
146 Balmoral Road, Mount Eden, Auckland	\$ 905,000	26/03/2019	\$ 1,260,000	-28%
403/43 Edwin Street, Mount Eden, Auckland	\$ 915,000	4/03/2019	\$ -	
4/6 Kakariki Avenue, Mount Eden, Auckland	\$ 951,000	20/03/2019	\$ 1,140,000	-17%
325/25-27 Enfield Street, Mount Eden, Auckland	\$ 980,000	27/03/2019	\$ -	
16 Springwood Place, Mount Eden, Auckland	\$ 1,110,000	20/03/2019	\$ 1,040,000	7%
80 Parau Street, Mount Eden, Auckland	\$ 1,225,000	31/03/2019	\$ 1,200,000	2%
428 A Dominion Road, Mount Eden, Auckland	\$ 1,280,000	25/03/2019	\$ -	
13 Rossmay Terrace, Mount Eden, Auckland	\$ 1,285,000	8/03/2019	\$ 1,140,000	13%
791 Dominion Road, Mount Eden, Auckland	\$ 1,288,888	8/03/2019	\$ 1,180,000	9%
57 Prospect Terrace, Mount Eden, Auckland	\$ 1,289,000	28/03/2019	\$ 1,525,000	-15%
9 Lambeth Road, Mount Eden, Auckland	\$ 1,316,000	14/03/2019	\$ 1,020,000	29%
216/23 Edwin Street, Mount Eden, Auckland	\$ 1,470,000	28/03/2019	\$ 1,340,000	10%
2/72 Prospect Terrace, Mount Eden, Auckland	\$ 1,495,000	27/03/2019	\$ 1,800,000	-17%
2/305 Mount Eden Road, Mount Eden, Auckland	\$ 1,505,000	20/03/2019	\$ 1,750,000	-14%
21 Mount Pleasant Road, Mount Eden, Auckland	\$ 1,580,000	13/03/2019	\$ 1,675,000	-6%
44 View Road, Mount Eden, Auckland	\$ 1,613,000	25/03/2019	\$ 1,725,000	-6%
29 Windmill Road, Mount Eden, Auckland	\$ 1,620,000	27/03/2019	\$ 2,074,000	-22%
23 George Street, Mount Eden, Auckland	\$ 1,650,000	12/03/2019	\$ 1,575,000	5%
76 Prospect Terrace, Mount Eden, Auckland	\$ 1,652,500	8/03/2019	\$ 1,750,000	-6%
20 Croydon Road, Mount Eden, Auckland	\$ 1,796,000	6/03/2019	\$ 1,875,000	-4%
11 Walters Road, Mount Eden, Auckland	\$ 1,815,000	14/03/2019	\$ 1,650,000	10%
12 Wairiki Road, Mount Eden, Auckland	\$ 1,860,000	13/03/2019	\$ 1,775,000	5%
3 Brentwood Avenue, Mount Eden, Auckland	\$ 2,125,000	5/03/2019	\$ 2,250,000	-6%
107 A Landscape Road, Mount Eden, Auckland	\$ 2,160,000	28/03/2019	\$ 1,850,000	17%
8 Oaklands Road, Mount Eden, Auckland	\$ 2,200,000	15/03/2019	\$ 2,975,000	-26%
36 A Valley Road, Mount Eden, Auckland	\$ 2,230,000	13/03/2019	\$ 2,275,000	-2%
	\$ 46,693,388			

Number of Sales: 37

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.