

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

May 2019 - Mt Eden

Road Name	Sale Price	Sale Date	CV	Variation
3/77 Prospect Terrace, Mount Eden, Auckland	\$ 365,000	15/05/2019	\$ 390,000	-6%
11/49 Esplanade Road, Mount Eden, Auckland	\$ 475,000	9/05/2019	\$ 460,000	3%
206/43 Edwin Street, Mount Eden, Auckland	\$ 568,000	7/05/2019	\$ 900,000	-37%
5/69 A Landscape Road, Mount Eden, Auckland	\$ 575,000	9/05/2019	\$ 580,000	-1%
416/43 Edwin Street, Mount Eden, Auckland	\$ 680,000	20/05/2019	\$ -	
9/340 Mount Eden Road, Mount Eden, Auckland	\$ 700,000	30/05/2019	\$ 750,000	-7%
116 Landscape Road, Mount Eden, Auckland	\$ 1,175,000	29/05/2019	\$ 1,120,000	5%
40 Burnley Terrace, Mount Eden, Auckland	\$ 1,280,000	15/05/2019	\$ 1,550,000	-17%
20 Waitomo Avenue, Mount Eden, Auckland	\$ 1,335,000	14/05/2019	\$ 1,380,000	-3%
16 Cricket Avenue, Mount Eden, Auckland	\$ 1,381,000	30/05/2019	\$ 1,750,000	-21%
3 Carmen Avenue, Mount Eden, Auckland	\$ 1,395,000	27/05/2019	\$ 1,575,000	-11%
3 Leamington Road, Mount Eden, Auckland	\$ 1,548,000	17/05/2019	\$ 1,380,000	12%
23 A Pine Street, Mount Eden, Auckland	\$ 1,631,000	22/05/2019	\$ 1,600,000	2%
1A & 1B Conway Road, Mount Eden, Auckland	\$ 1,647,000	23/05/2019	\$ 1,630,000	1%
43 Prospect Terrace, Mount Eden, Auckland	\$ 1,740,000	16/05/2019	\$ 1,625,000	7%
19 Carmen Avenue, Mount Eden, Auckland	\$ 1,771,000	29/05/2019	\$ 1,600,000	11%
41 Paice Avenue, Mount Eden, Auckland	\$ 1,790,000	8/05/2019	\$ 1,975,000	-9%
12 Tenterden Avenue, Mount Eden, Auckland	\$ 1,900,000	18/05/2019	\$ 2,525,000	-25%
10 Poronui Street, Mount Eden, Auckland	\$ 2,640,000	9/05/2019	\$ 2,300,000	15%
	\$ 24,596,000			

Number of Sales: 19

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.