

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

November 2018 - Mt Eden

| Unit | Number | Road Name | Sale Price | Sale Date | CV | Variation |
|------|--------|------------------|---------------|------------|---------------|-----------|
| 13 | 26 | Windmill Rd | \$ 450,000 | 20/11/2018 | \$ 450,000 | 0% |
| 2 | 69A | Landscape Rd | \$ 580,000 | 16/11/2018 | \$ 580,000 | 0% |
| 1 | 22 | Wynyard Rd | \$ 615,000 | 30/11/2018 | \$ 600,000 | 2% |
| 3 | 41 | Ellerton Rd | \$ 640,000 | 30/11/2018 | \$ 830,000 | -23% |
| 2 | 874A | Dominion Rd | \$ 652,000 | 30/11/2018 | \$ 700,000 | -7% |
| 3A | 903 | Mount Eden Rd | \$ 665,000 | 16/11/2018 | \$ 630,000 | 6% |
| 6 | 24A | Grange Rd | \$ 735,000 | 30/11/2018 | \$ 740,000 | -1% |
| 3 | 93 | Balmoral Rd | \$ 786,000 | 30/11/2018 | \$ 870,000 | -10% |
| 2 | 12 | Kingsview Rd | \$ 788,000 | 20/11/2018 | \$ 770,000 | 2% |
| 202 | 11 | Fenton St | \$ 820,000 | 16/11/2018 | \$ 860,000 | -5% |
| B | 38A | Kensington Ave | \$ 900,000 | 6/11/2018 | \$ 780,000 | 15% |
| 401 | 433 | Dominion Rd | \$ 900,000 | 20/11/2018 | \$ 1,000,000 | -10% |
| | 25G | George St | \$ 905,000 | 21/11/2018 | \$ 900,000 | 1% |
| A | 29 | Marsden Ave | \$ 931,000 | 14/11/2018 | \$ 1,800,000 | -48% |
| 3 | 445 | Dominion Rd | \$ 1,035,000 | 30/11/2018 | \$ 940,000 | 10% |
| | 202 | Balmoral Rd | \$ 1,077,000 | 5/11/2018 | \$ 1,040,000 | 4% |
| A | 34 | Horoeka Ave | \$ 1,230,000 | 14/11/2018 | \$ 1,650,000 | -25% |
| | 5A | Waitomo Ave | \$ 1,250,000 | 30/11/2018 | \$ 1,220,000 | 2% |
| | 154 | Balmoral Rd | \$ 1,385,000 | 30/11/2018 | \$ 1,380,000 | 0% |
| | 10 | Lambeth Rd | \$ 1,410,000 | 28/11/2018 | \$ 1,320,000 | 7% |
| | 177 | Landscape Rd | \$ 1,485,000 | 30/11/2018 | \$ 1,500,000 | -1% |
| | 128 | Balmoral Rd | \$ 1,500,000 | 14/11/2018 | \$ 1,575,000 | -5% |
| | 6 | Bourne St | \$ 1,575,000 | 8/11/2018 | \$ 1,550,000 | 2% |
| | 94 | Marsden Ave | \$ 1,585,000 | 2/11/2018 | \$ 1,500,000 | 6% |
| | 15 | Burnley Tce | \$ 1,650,000 | 28/11/2018 | \$ 1,775,000 | -7% |
| B | 95 | Peary Rd | \$ 1,690,000 | 15/11/2018 | \$ 1,725,000 | -2% |
| A | 36 | Wairiki Rd | \$ 1,729,000 | 14/11/2018 | \$ 2,000,000 | -14% |
| | 6 | Valley Rd | \$ 1,775,000 | 30/11/2018 | \$ 2,775,000 | -36% |
| | 52 | Prospect Tce | \$ 1,777,500 | 16/11/2018 | \$ 1,725,000 | 3% |
| | 34 | Kensington Ave | \$ 1,850,000 | 1/11/2018 | \$ 1,900,000 | -3% |
| | 4 | Croydon Rd | \$ 1,921,751 | 22/11/2018 | \$ 1,700,000 | 13% |
| | 9 | Burnley Tce | \$ 1,925,000 | 30/11/2018 | \$ 1,925,000 | 0% |
| | 7 | Waitomo Ave | \$ 2,030,000 | 30/11/2018 | \$ 2,150,000 | -6% |
| | 9 | View Rd | \$ 2,300,000 | 13/11/2018 | \$ 2,225,000 | 3% |
| | 10 | Tenterden Ave | \$ 2,303,500 | 30/11/2018 | \$ 2,675,000 | -14% |
| | 23 | Mewburn Ave | \$ 2,370,000 | 30/11/2018 | \$ 1,875,000 | 26% |
| | 53 | Cromwell St | \$ 2,375,000 | 21/11/2018 | \$ 1,900,000 | 25% |
| | 14 | Valley Rd | \$ 2,500,000 | 30/11/2018 | \$ 2,425,000 | 3% |
| | 18 | Kenyon Ave | \$ 2,700,000 | 29/11/2018 | \$ 2,325,000 | 16% |
| | 75 | Valley Rd | \$ 3,125,000 | 30/11/2018 | \$ 3,050,000 | 2% |
| | 43 | Mont Le Grand Rd | \$ 1,925,000 | 15/10/2018 | \$ 2,075,000 | -7% |
| | | | \$ 59,845,751 | | \$ 61,410,000 | -3% |

Number of Sales 41

Number sales below QV 21

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.