

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

April 2019 - Sandringham

Road Name	Sale Price	Sale Date	CV	Variation
6/375 Sandringham Road, Sandringham	\$ 610,000	2/04/2019	\$ 550,000	11%
3/34 Kitchener Road, Sandringham, Auc	\$ 710,000	17/04/2019	\$ 700,000	1%
1/23 Lancing Road, Sandringham, Auckl	\$ 972,000	16/04/2019	\$ 1,060,000	-8%
80 A Aroha Avenue, Sandringham, Auckl	\$ 1,047,500	30/04/2019	\$ 1,220,000	-14%
26 Arabi Street, Sandringham, Auckland	\$ 1,150,000	10/04/2019	\$ 920,000	25%
28 Haverstock Road, Sandringham, Auck	\$ 1,350,000	26/04/2019	\$ 1,220,000	11%
8 Aroha Avenue, Sandringham, Auckland	\$ 1,575,000	12/04/2019	\$ 1,575,000	0%
17 Leslie Avenue, Sandringham, Aucklar	\$ 2,480,000	10/04/2019	\$ 1,825,000	36%
	\$ 9,894,500			

Number of Sales: 8

*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.*