

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

February 2019 - Sandringham

Road Name	Sale Price	CV	Variation
3/5 Kitchener Road, Sandringham, Auckland	\$ 583,000	\$ 560,000	4%
7/80 Taumata Road, Sandringham, Auckland	\$ 638,000	\$ 740,000	-14%
3/105 Saint Lukes Road, Sandringham, Auckland	\$ 670,000	\$ 660,000	2%
2/44 Leslie Avenue, Sandringham, Auckland	\$ 940,000	\$ 1,140,000	-18%
13 A Marne Road, Sandringham, Auckland	\$ 1,000,000	\$ 960,000	4%
1/109 Burnley Terrace, Sandringham, Auckland	\$ 1,145,000	\$ 1,450,000	-21%
33 Parrish Road, Sandringham, Auckland	\$ 1,200,000	\$ 1,500,000	-20%
33 Kiwitea Street, Sandringham, Auckland	\$ 1,335,000	\$ 1,220,000	9%
34 Haverstock Road, Sandringham, Auckland	\$ 1,530,000	\$ 900,000	70%
21 Ward Terrace, Sandringham, Auckland	\$ 1,685,000	\$ 1,775,000	-5%
19 Lancing Road, Sandringham, Auckland	\$ 1,872,500	\$ 1,875,000	0%
84 Burnley Terrace, Sandringham, Auckland	\$ 2,150,000	\$ 1,875,000	15%
	\$ 14,748,500	\$ 14,655,000	1%

Number of Sales :12

Number sales below QV: 5

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.