

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

March 2019 - Sandringham

Road Name	Sale Price	Sale Date	CV	Variation
3/74 A Lambeth Road, Sandringham, Au	\$ 830,000	23/03/2019	\$ 1,100,000	-25%
2 B Camden Road, Sandringham, Auckla	\$ 1,055,000	19/03/2019	\$ 1,040,000	1%
42 Kenneth Avenue, Sandringham, Auck	\$ 1,130,000	21/03/2019	\$ 1,240,000	-9%
253 B Mount Albert Road, Sandringham,	\$ 1,188,000	18/03/2019	\$ 1,150,000	3%
24 Kiwitea Street, Sandringham, Auckla	\$ 1,195,000	25/03/2019	\$ 1,080,000	11%
13 Hazelmere Road, Sandringham, Auck	\$ 1,205,000	14/03/2019	\$ 1,340,000	-10%
52 Taumata Road, Sandringham, Auckla	\$ 1,300,000	20/03/2019	\$ 1,220,000	7%
86 Taumata Road, Sandringham, Auckla	\$ 1,470,000	6/03/2019	\$ 1,525,000	-4%
28 Fergusson Avenue, Sandringham, Au	\$ 1,488,000	21/03/2019	\$ 1,220,000	22%
51 King Edward Street, Sandringham, Au	\$ 1,920,000	15/03/2019	\$ 1,875,000	2%
63 Paice Avenue, Sandringham, Aucklan	\$ 1,950,000	20/03/2019	\$ 1,750,000	11%
48 Paice Avenue, Sandringham, Aucklan	\$ 2,320,000	10/03/2019	\$ 2,350,000	-1%
	\$ 17,051,000			

Number of Sales: 12

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.