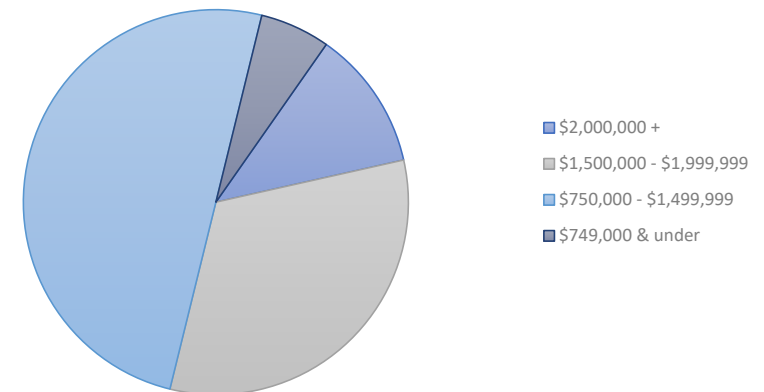


Suburb Sales Statistics

Mt Roskill - February 2021

| No | Street Address | Sale Price | Uncon. date |
|-------|-------------------------|-------------|-------------|
| 121 | Melrose Road | \$2,500,000 | 22-Feb-21 |
| 31 | Louvain Avenue | \$2,360,000 | 25-Feb-21 |
| 49 | Kings Road | \$2,270,000 | 24-Feb-21 |
| 7 | Culdaff Place | \$2,003,000 | 28-Feb-21 |
| 65 A | Gilletta Road | \$1,975,000 | 24-Feb-21 |
| 194 | White Swan Road | \$1,930,000 | 28-Feb-21 |
| 2 A | Keystone Avenue | \$1,906,000 | 24-Feb-21 |
| 76 | Melrose Road | \$1,823,000 | 25-Feb-21 |
| 2 | Marion Avenue | \$1,810,000 | 18-Feb-21 |
| 9 A | Stamford Park Road | \$1,767,000 | 26-Feb-21 |
| 2/3 | Haig Avenue | \$1,734,000 | 2-Feb-21 |
| 35 | Kings Road | \$1,713,000 | 19-Feb-21 |
| 9 | Budgen Street | \$1,585,000 | 22-Feb-21 |
| 674 | Richardson Road | \$1,580,000 | 17-Feb-21 |
| 5 | Mount Roskill Road | \$1,578,000 | 2-Feb-21 |
| 20 | Mongorrry Place | \$1,460,000 | 4-Feb-21 |
| 20 | McCullough Avenue | \$1,400,000 | 14-Feb-21 |
| 36 B | Oakdale Road | \$1,390,000 | 24-Feb-21 |
| 1 D | William Blofield Avenue | \$1,350,000 | 22-Feb-21 |
| 1/383 | Mount Albert Road | \$1,231,000 | 25-Feb-21 |
| 55 A | Mount Roskill Road | \$1,158,000 | 17-Feb-21 |
| 48 | Staveley Avenue | \$1,150,000 | 16-Feb-21 |
| 83 | White Swan Road | \$1,100,000 | 19-Feb-21 |
| 33 A | Rogan Street | \$1,099,250 | 10-Feb-21 |
| 424 B | Mount Albert Road | \$1,040,000 | 12-Feb-21 |
| 1/4 | Princes Avenue | \$1,025,000 | 24-Feb-21 |
| 24 C | Stamford Park Road | \$1,000,000 | 15-Feb-21 |
| 32 | Roseman Avenue | \$955,000 | 24-Feb-21 |
| 9 | Albrecht Avenue | \$857,000 | 24-Feb-21 |
| 13 a | Oakdale Road | \$849,999 | 9-Feb-21 |
| 4/6 | Griffen Park Road | \$820,000 | 23-Feb-21 |
| 1/463 | Richardson Road | \$810,000 | 24-Feb-21 |
| 3/98 | Melrose Road | \$688,000 | 11-Feb-21 |
| 42 | Fred Woodward Place | \$615,000 | 4-Feb-21 |

| Breakdown of sales | No. of sales | Value of sales |
|---------------------------|--------------|----------------------|
| \$2,000,000 + | 4 | \$ 9,133,000 |
| \$1,500,000 - \$1,999,999 | 11 | \$ 19,401,000 |
| \$750,000 - \$1,499,999 | 17 | \$ 18,695,249 |
| \$749,000 & under | 2 | \$ 1,303,000 |
| TOTALS | 34 | \$ 48,532,249 |
| AVERAGE | | \$1,427,419 |



While every effort has been made to ensure that the property information in the publication is accurate we recommend that, before relying on this information you seek independent advice. Source: Various industry related websites

*This sales information includes residential sales made by various real estate companies in the stated month and suburb