Comparing Selling Prices to Current Valuations
Epsom - June 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
9	Quentin Avenue	$4,340,000	13-Jun-21	$3,050,000	42%
2	Ferryhill Road	$3,760,000	24-Jun-21	$2,635,000	43%
13A	Heywood Crescent	$3,750,000	3-Jun-21	$3,600,000	4%
96	The Drive	$3,650,777	14-Jun-21		-
13	Heywood Crescent	$3,627,000	14-Jun-21	$3,375,000	7%
3/15	Cornwall Park Avenue	$3,400,000	10-Jun-21	$2,550,000	33%
6	King Edward Avenue	$2,802,000	21-Jun-21	$2,325,000	21%
13	Empire Road	$2,755,000	5-Jun-21	$2,425,000	14%
492A	Manukau Road	$2,567,890	3-Jun-21	$1,100,000	133%
405/223 D	Green Lane West	$2,492,609	4-Jun-21	$1,575,000	58%
1/2 A	Pukehana Avenue	$2,450,000	3-Jun-21	$2,125,000	15%
43	Buckley Road	$2,400,000	2-Jun-21	$1,360,000	76%
Lot 4 7	Selwyn Road	$2,280,000	10-Jun-21	$1,950,000	17%
35 A	Liverpool Street	$2,140,000	8-Jun-21	$1,925,000	11%
1/18	Wapiti Avenue	$1,950,000	21-Jun-21	$2,000,000	-3%
166	Gillies Avenue	$1,905,000	1-Jun-21	$1,360,000	40%
76 A	Empire Road	$1,880,000	23-Jun-21	$1,775,000	6%
27 A	Hollywood Avenue	$1,856,000	15-Jun-21	$1,360,000	36%
103 A	Market Road	$1,830,000	15-Jun-21	$1,425,000	28%
306/223D	Green Lane	$1,830,000	3-Jun-21	$1,300,000	41%
58	Empire Road	$1,780,000	10-Jun-21	$1,775,000	0%
37/130	Great South Road	$1,703,000	10-Jun-21	$1,360,000	25%
4/16	Owens Road	$1,680,000	11-Jun-21	$1,425,000	18%
3/14	Cornwall Park Avenue	$1,215,000	11-Jun-21	$890,000	37%
5/34	Owens Road	$1,141,000	10-Jun-21	$840,000	36%
20/218	Green Lane West	$1,070,000	24-Jun-21	$960,000	11%
5/8	King George Avenue	$1,040,000	29-Jun-21	$1,000,000	4%
4/11	Cornwall Park Avenue	$1,004,000	2-Jun-21	$1,000,000	0%
2/654	Manukau Road	$965,000	10-Jun-21	$960,000	1%
		$65,264,276		$49,425,000	32%

Number of Sales   29

Number sales below QV   1