

## Comparing Selling Prices to Current Valuations

### Mt Eden - June 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
11	Woodside Road	\$5,650,000	29-Jun-21	\$2,875,000	97%
29	Grange Road	\$4,850,000	3-Jun-21	\$4,750,000	2%
23 A	Kingsview Road	\$4,235,000	11-Jun-21	\$3,350,000	26%
5	Taupata Street	\$4,075,000	16-Jun-21	\$1,850,000	120%
16 A	Fairview Road	\$3,700,000	16-Jun-21	\$3,250,000	14%
81	St Leonards Road	\$3,300,000	16-Jun-21	\$2,500,000	32%
21	Leamington Road	\$3,270,000	10-Jun-21	\$1,700,000	92%
10	Garry Road	\$3,190,000	3-Jun-21	\$3,425,000	-7%
70	St Leonards Road	\$3,165,000	23-Jun-21	\$2,025,000	56%
22	Kowhai Street	\$3,075,000	8-Jun-21	\$2,300,000	34%
8 & 8A	Stokes Road	\$3,068,000	24-Jun-21	\$2,225,000	38%
5D	Woodford Road	\$2,998,000	4-Jun-21	\$2,450,000	22%
36	Balmoral Road	\$2,815,000	23-Jun-21	\$2,250,000	25%
18	Ngauruhoe Street	\$2,800,000	4-Jun-21	\$2,675,000	5%
21	Walters Road	\$2,636,666	7-Jun-21	\$1,620,000	63%
24	Halston Road	\$2,630,000	22-Jun-21	\$1,475,000	78%
2	Glenalmond Road	\$2,540,000	10-Jun-21	\$2,050,000	24%
1	Altham Avenue	\$2,520,000	29-Jun-21	\$1,280,000	97%
20B	Bellevue Road	\$2,450,000	21-Jun-21	\$2,150,000	14%
34	Brixton Road	\$2,410,000	16-Jun-21	\$1,425,000	69%
22	Milton Road	\$2,375,000	2-Jun-21	\$1,500,000	58%
3	Henley Road	\$2,320,000	17-Jun-21	\$1,625,000	43%
2	King Edward Street	\$2,160,000	30-Jun-21	\$1,775,000	22%
1/445	Dominion Road	\$1,920,000	11-Jun-21	\$1,200,000	60%
668	Mount Eden Road	\$1,850,000	22-Jun-21	\$1,450,000	28%
866	Dominion Road	\$1,825,000	29-Jun-21	\$1,180,000	55%
125	Peary Road	\$1,782,000	29-Jun-21	\$1,220,000	46%
7 A	Dunbar Road	\$1,651,000	8-Jun-21	\$1,360,000	21%
38 A	Bellwood Avenue	\$1,650,000	1-Jun-21	\$1,550,000	6%
1/9 B	Onslow Road	\$1,400,000	1-Jun-21	\$1,120,000	25%
6/13	Coles Avenue	\$1,330,000	10-Jun-21	\$1,080,000	23%
1/27	Onslow Road	\$1,325,000	11-Jun-21	\$770,000	72%
C/21 A	Kingsview Road	\$1,215,000	21-Jun-21	\$880,000	38%
54 A	Shackleton Road	\$1,200,000	3-Jun-21	\$1,320,000	-9%
11c	Shackleton Road	\$1,185,000	11-Jun-21	\$980,000	21%
208/30	Enfield Street	\$1,100,000	4-Jun-21	\$820,000	34%

3/130 A	Shackleton Road	\$1,015,000	9-Jun-21	\$980,000	4%
210/25	Enfield Street	\$970,000	24-Jun-21	\$820,000	18%
20-21/66	Mount Eden Road	\$920,000	3-Jun-21	\$760,000	21%
304/11	Fenton Street	\$885,000	1-Jun-21	\$880,000	1%
3/10	George Street	\$860,000	25-Jun-21	\$630,000	37%
10 D	Graysons Lane	\$761,000	2-Jun-21	\$570,000	34%
402/428	Dominion Road	\$745,000	13-Jun-21		-
2/870	Dominion Road	\$685,000	11-Jun-21	\$510,000	34%
8/8	Edenvale Park Road	\$525,000	14-Jun-21	\$480,000	9%
		<b>\$99,031,666</b>		<b>\$73,085,000</b>	<b>36%</b>

Number of Sales 45

Number sales below QV 2

*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.*