

## Comparing Selling Prices to Current Valuations

### Mt Roskill - June 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
50	Duke Street	\$2,205,000	18-Jun-21	\$1,600,000	38%
43	Anita Avenue	\$2,130,000	2-Jun-21	\$1,250,000	70%
93 A	White Swan Road	\$1,890,000	3-Jun-21	\$1,350,000	40%
95 A	Duke Street	\$1,861,000	22-Jun-21	\$1,140,000	63%
8	Staveley Avenue	\$1,720,000	4-Jun-21	\$1,225,000	40%
14	Waite Avenue	\$1,560,000	16-Jun-21	\$890,000	75%
30	Cambrai Avenue	\$1,555,000	18-Jun-21	\$980,000	59%
57	Kimber Hall Avenue	\$1,461,000	1-Jun-21	\$870,000	68%
29	Haycock Avenue	\$1,435,000	18-Jun-21	\$910,000	58%
2/11	Staveley Avenue	\$1,426,000	15-Jun-21	\$1,025,000	39%
31	Denny Avenue	\$1,405,000	17-Jun-21	\$960,000	46%
40	Freeland Avenue	\$1,396,000	4-Jun-21	\$1,000,000	40%
71	Denny Avenue	\$1,350,000	25-Jun-21	\$1,075,000	26%
5	Parkinson Avenue	\$1,350,000	1-Jun-21	\$995,000	36%
10	Marshall Laing Avenue	\$1,315,000	29-Jun-21	\$990,000	33%
35	Somerset Road	\$1,300,000	24-Jun-21	\$1,000,000	30%
Lot 4 21	Marion Avenue	\$1,290,000	10-Jun-21		-
348	Richardson Road	\$1,283,000	21-Jun-21	\$1,350,000	-5%
Lot 1 21	Marion Avenue	\$1,280,000	18-Jun-21	\$1,100,000	16%
1337 A	Dominion Road Extension	\$1,265,000	3-Jun-21	\$1,050,000	20%
10C	Pascoe Street	\$1,250,000	8-Jun-21	\$1,000,000	25%
1	Staveley Avenue	\$1,250,000	4-Jun-21	\$1,000,000	25%
6/17	Arundel Street	\$1,214,000	29-Jun-21	\$1,000,000	21%
Lot 3 21	Marion Avenue	\$1,200,000	29-Jun-21	\$1,100,000	9%
Lot 2 21	Marion Avenue	\$1,200,000	9-Jun-21	\$1,100,000	9%
47	Webster Avenue	\$1,175,000	9-Jun-21	\$830,000	42%
97 A	Oakdale Road	\$1,165,000	17-Jun-21	\$770,000	51%
27	Mount Roskill Road	\$1,165,000	9-Jun-21	\$925,000	26%
1 C	Foch Avenue	\$1,152,000	1-Jun-21	\$820,000	40%
49	Webster Avenue	\$1,150,000	29-Jun-21	\$800,000	44%
46	Penney Avenue	\$1,116,000	22-Jun-21	\$840,000	33%
782 A	Sandringham Road Extension	\$1,090,000	10-Jun-21	\$860,000	27%
7A	Kimberhall Avenue	\$1,080,000	9-Jun-21	\$920,000	17%
2/35	Stranolar Drive	\$1,005,000	1-Jun-21	\$810,000	24%

1/64	Budgen Street	\$930,000	29-Jun-21	\$690,000	35%
2/1542	Dominion Road Extension	\$864,000	14-Jun-21	\$590,000	46%
2/69	Stamford Park Road	\$850,000	20-Jun-21	\$680,000	25%
2/23	Akarana Avenue	\$845,000	28-Jun-21	\$810,000	4%
2/641	Richardson Road	\$830,000	22-Jun-21	\$880,000	-6%
2/74	Haycock Avenue	\$820,000	30-Jun-21	\$675,000	21%
1/353	Mount Albert Road	\$802,000	11-Jun-21	\$660,000	22%
1/14	Cormack Street	\$780,000	23-Jun-21	\$620,000	26%
3/21	Frost Road	\$703,000	16-Jun-21	\$570,000	23%
2/37	Winstone Road	\$672,000	4-Jun-21	\$620,000	8%
7 A	Parfitt Street	\$585,000	17-Jun-21	\$560,000	4%
3L/3	Keystone Avenue	\$550,000	16-Jun-21	\$500,000	10%
		<b>\$55,920,000</b>		<b>\$41,390,000</b>	<b>35%</b>

Number of Sales \$ 46

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.*

