

## Comparing Selling Prices to Current Valuations

### Sandringham - June 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
26	Lancing Road	\$3,530,000	17-Jun-21	\$1,975,000	79%
15	Parry Street	\$3,000,000	16-Jun-21	\$1,180,000	154%
17	Tranmere Road	\$2,950,000	16-Jun-21	\$1,650,000	79%
60	Burnley Terrace	\$2,800,000	16-Jun-21	\$1,900,000	47%
5	Kerr Street	\$2,565,000	12-Jun-21	\$1,280,000	100%
7	Leslie Avenue	\$2,420,000	30-Jun-21	\$1,380,000	75%
133	Haverstock Road	\$2,405,000	22-Jun-21	\$1,475,000	63%
6	Watson Avenue	\$2,200,000	26-Jun-21	\$1,360,000	62%
13	Parry Street	\$2,085,000	16-Jun-21	\$1,475,000	41%
44	Shorwell Street	\$1,810,000	26-Jun-21	\$1,140,000	59%
22	Columbia Road	\$1,800,000	15-Jun-21	\$1,340,000	34%
12	Goring Road	\$1,800,000	15-Jun-21	\$1,850,000	-3%
25	Goring Road	\$1,775,000	9-Jun-21	\$1,260,000	41%
250	Mount Albert Road	\$1,610,000	15-Jun-21	\$1,340,000	20%
639 A	Sandringham Road	\$1,470,000	21-Jun-21	\$1,120,000	31%
11 B	Euston Road	\$1,020,000	18-Jun-21	\$750,000	36%
9	Watea Road	\$980,000	14-Jun-21	\$1,060,000	-8%
1/26	Locarno Avenue	\$925,000	22-Jun-21	\$630,000	47%
40	Haverstock Road	\$835,000	21-Jun-21	\$660,000	27%
1/40	Haverstock Road	\$835,000	13-Jun-21	\$660,000	27%
15 C	Euston Road	\$730,000	10-Jun-21	\$720,000	1%
1/8	Begbie Place	\$600,000	25-Jun-21	\$460,000	30%
5/3	Coyle Street	\$540,000	9-Jun-21	\$630,000	-14%
		<b>\$40,685,000</b>		<b>\$27,295,000</b>	<b>49%</b>

Number of Sales 23

Number sales below QV 3

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.