

## Comparing Selling Prices to Current Valuations

### Epsom March 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
22	Epsom Avenue	\$4,450,000	11-Mar-21	\$2,975,000	50%
13	Marama Avenue	\$4,320,000	10-Mar-21	\$2,725,000	59%
37	Almorah Road	\$4,315,000	16-Mar-21	\$4,000,000	8%
4	Patey Street	\$3,750,000	26-Mar-21	\$1,550,000	142%
7	Torrance Street	\$3,160,000	24-Mar-21	\$2,325,000	36%
21	Inverary Avenue	\$3,072,889	12-Mar-21	\$3,375,000	-9%
16	Torrance Street	\$2,970,000	24-Mar-21	\$2,150,000	38%
214	Gillies Avenue	\$2,585,000	11-Mar-21	\$2,025,000	28%
11 A	Torrance Street	\$2,505,000	11-Mar-21	\$1,725,000	45%
145	The Drive	\$2,430,000	17-Mar-21	\$3,025,000	-20%
35	Liverpool Street	\$2,400,000	5-Mar-21	\$1,500,000	60%
71	King George Avenue	\$2,380,000	30-Mar-21	\$2,050,000	16%
Lot 3/35	Liverpool Street	\$2,375,000	9-Mar-21	\$0	-
17 A	Buckley Road	\$2,350,000	3-Mar-21	\$2,150,000	9%
8 A	Woodhall Road	\$2,270,000	21-Mar-21	\$2,150,000	6%
26 A	Liverpool Street	\$2,235,000	15-Mar-21	\$1,700,000	31%
1/58	Empire Road	\$2,180,000	12-Mar-21	\$1,900,000	15%
9 A	Woodhall Road	\$2,052,000	9-Mar-21	\$1,825,000	12%
256 A	St Andrews Road	\$1,998,000	3-Mar-21	\$1,675,000	19%
21	Buckley Road	\$1,990,000	29-Mar-21	\$1,675,000	19%
9	Annie Buxton Place	\$1,816,000	7-Mar-21	\$0	-
Lot 2 60B	Pah Road	\$1,790,000	29-Mar-21	\$0	-
7	Manukau Road	\$1,745,000	30-Mar-21	\$0	-
1 C	Banff Avenue	\$1,730,000	31-Mar-21	\$1,550,000	12%
3	Annie Buxton Place	\$1,665,000	29-Mar-21	\$0	-
3	Manukau Road	\$1,665,000	1-Mar-21	\$0	-
1/492	Manukau Road	\$1,660,000	30-Mar-21	\$0	-
7	Rowan Road	\$1,650,000	23-Mar-21	\$1,180,000	40%
23 C	Pah Road	\$1,580,000	24-Mar-21	\$1,160,000	36%
9/218	Green Lane	\$1,497,000	11-Mar-21	\$1,180,000	27%
801/223B	Green Lane West	\$1,460,000	14-Mar-21	\$1,100,000	33%
105E/223B	Greenlane West	\$1,416,800	6-Mar-21	\$960,000	48%
1/14	Brightside Road	\$1,413,000	10-Mar-21	\$1,060,000	33%
14 E	Seccombes Road	\$1,400,000	23-Mar-21	\$830,000	69%
10/7	Inverary Avenue	\$1,082,800	2-Mar-21	\$830,000	30%
4/337	Manukau Road	\$950,000	25-Mar-21	\$690,000	38%
5/533	Manukau Road	\$940,000	30-Mar-21	\$780,000	21%
88 G	Great South Road	\$929,000	3-Mar-21	\$740,000	26%
624 B	Manukau Road	\$880,000	10-Mar-21	\$940,000	-6%
110/223B	Green Lane	\$792,500	18-Mar-21	\$670,000	18%
402/64	Great South Road	\$750,000	30-Mar-21	\$0	-
6/495	Manukau Road	\$718,000	24-Mar-21	\$740,000	-3%
302/64	Great South Road	\$710,000	18-Mar-21	\$0	-
202/64	Great South Road	\$690,000	24-Mar-21	\$0	-

404/64	Great South Road	\$670,000	29-Mar-21	\$0	-
PU203G/223	Greenlane West	\$639,000	1-Mar-21	\$0	-
139	Market Road	\$298,000	30-Mar-21	\$2,724,000	-89%
		\$88,324,989		\$59,634,000	48%

Number of Sales 47

Number sales below QV 5

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.