

## Comparing Selling Prices to Current Valuations

### Hillsborough

March 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
47	Herd Road	\$2,000,000	24-Mar-21	\$1,550,000	<b>29%</b>
77 D	Goodall Street	\$1,576,000	8-Mar-21	\$900,000	<b>75%</b>
31	Hillsborough Road	\$1,530,000	3-Mar-21	\$1,350,000	<b>13%</b>
29	Littlejohn Street	\$1,500,000	1-Mar-21	\$1,350,000	<b>11%</b>
27	Littlejohn Street	\$1,500,000	1-Mar-21	\$1,350,000	<b>11%</b>
26	Goodall Street	\$1,410,000	8-Mar-21	\$1,175,000	<b>20%</b>
19 A	Hillsborough Road	\$1,375,000	1-Mar-21	\$1,025,000	<b>34%</b>
53	Hendry Avenue	\$1,230,000	11-Mar-21	\$1,150,000	<b>7%</b>
77 E	Goodall Street	\$1,175,000	19-Mar-21	\$900,000	<b>31%</b>
255	Hillsborough Road	\$1,140,000	4-Mar-21	\$1,025,000	<b>11%</b>
203 B	Hillsborough Road	\$1,010,000	10-Mar-21	\$880,000	<b>15%</b>
3/105	Olsen Avenue	\$896,000	18-Mar-21	\$840,000	<b>7%</b>
188	Hillsborough Road	\$882,000	25-Mar-21	\$600,000	<b>47%</b>
2/2	Olsen Avenue	\$800,000	26-Mar-21	\$730,000	<b>10%</b>
		<b>\$18,024,000</b>		<b>\$14,825,000</b>	<b>22%</b>

Number of Sales 14

Number sales below QV 0

*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.*