

Comparing Selling Prices to Current Valuations

Mt Eden March 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
30	Woodford Road	\$4,370,000	10-Mar-21	\$2,225,000	96%
6	Elizabeth Street	\$4,000,000	23-Mar-21	\$2,550,000	57%
18B	Ashton Road	\$4,000,000	17-Mar-21	\$0	-
18A	Ashton Road	\$3,800,000	12-Mar-21	\$0	-
67	St Leonards Road	\$3,785,000	5-Mar-21	\$2,300,000	65%
6	Woodside Road	\$3,425,000	19-Mar-21	\$2,075,000	65%
60	St Leonards Road	\$3,250,000	16-Mar-21	\$4,800,000	-32%
15	Reimers Avenue	\$3,125,000	10-Mar-21	\$1,700,000	84%
690 E	Mount Eden Road	\$3,050,000	24-Mar-21	\$2,400,000	27%
30	Croydon Road	\$3,010,000	29-Mar-21	\$1,725,000	74%
9	King Edward Street	\$3,000,000	18-Mar-21	\$4,100,000	-27%
46	Mewburn Avenue	\$2,900,000	18-Mar-21	\$2,050,000	41%
16	Walters Road	\$2,840,000	17-Mar-21	\$2,225,000	28%
18	Ellerton Road	\$2,800,000	24-Mar-21	\$1,950,000	44%
3/5	Woodford Road	\$2,782,000	31-Mar-21	\$0	-
22	Mount Pleasant Road	\$2,775,000	18-Mar-21	\$1,800,000	54%
5/2	Woodford Road	\$2,650,000	31-Mar-21	\$0	-
10	Bank Street	\$2,650,000	18-Mar-21	\$1,900,000	39%
4/5	Woodford Road	\$2,620,000	31-Mar-21	\$0	-
41 A	St Leonards Road	\$2,600,000	29-Mar-21	\$2,450,000	6%
2	Halston Road	\$2,600,000	8-Mar-21	\$1,575,000	65%
14	Kowhai Street	\$2,582,500	11-Mar-21	\$1,850,000	40%
1	Croydon Road	\$2,520,000	1-Mar-21	\$1,700,000	48%
31	Pine Street	\$2,290,000	24-Mar-21	\$1,575,000	45%
13	Peary Road	\$2,260,000	8-Mar-21	\$1,525,000	48%
48	Landscape Road	\$2,240,000	24-Mar-21	\$1,700,000	32%
39	Walters Road	\$2,050,000	10-Mar-21	\$1,650,000	24%
6 null	Wairiki Road	\$1,950,000	22-Mar-21	\$1,450,000	34%
30	Wairiki Road	\$1,800,000	10-Mar-21	\$1,600,000	13%
17	Altham Avenue	\$1,760,000	17-Mar-21	\$1,100,000	60%
603/1	Enfield Street	\$1,675,000	29-Mar-21	\$0	-
601/1	Enfield Street	\$1,650,000	29-Mar-21	\$0	-
901	Mount Eden Road	\$1,290,000	21-Mar-21	\$1,500,000	-14%
1/27 B	Ewington Avenue	\$1,225,000	29-Mar-21	\$790,000	55%
4/13	Coles Avenue	\$1,120,000	24-Mar-21	\$810,000	38%
507/1	Enfield Street	\$1,107,000	29-Mar-21	\$0	-
2/8	Fairview Road	\$1,100,000	1-Mar-21	\$800,000	38%
501/1	Enfield Street	\$990,000	29-Mar-21	\$0	-
G12/27	Enfield Street	\$950,000	18-Mar-21	\$870,000	9%
4 A	Dunbar Road	\$940,000	25-Mar-21	\$780,000	21%
109/27	Enfield Street	\$935,000	8-Mar-21	\$900,000	4%
406/1	Enfield Street	\$915,000	29-Mar-21	\$0	-
307/1	Enfield Street	\$910,000	29-Mar-21	\$0	-
306/1	Enfield Street	\$885,000	29-Mar-21	\$0	-
207/1	Enfield Street	\$875,000	29-Mar-21	\$0	-
1-04/1	Enfield Street	\$860,000	29-Mar-21	\$0	-
13/340	Mount Eden Road	\$855,000	10-Mar-21	\$0	-
2-03/1	Enfield Street	\$850,000	29-Mar-21	\$0	-

402/1	Enfield Street	\$830,000	29-Mar-21	\$0	-
506/438	Dominion Road	\$815,000	19-Mar-21	\$0	-
407/1	Enfield Street	\$811,000	29-Mar-21	\$0	-
206/1	Enfield Street	\$800,000	29-Mar-21	\$0	-
103/1	Enfield Street	\$774,000	29-Mar-21	\$0	-
9/62	Grange Road	\$770,000	20-Mar-21	\$610,000	26%
21/25	Rossmay Terrace	\$760,000	24-Mar-21	\$630,000	21%
308/428	Dominion Road	\$728,000	18-Mar-21	\$0	-
205/1	Enfield Street	\$725,000	29-Mar-21	\$0	-
202/1	Enfield Street	\$715,000	29-Mar-21	\$0	-
3/22	Wynyard Road	\$713,000	10-Mar-21	\$600,000	19%
308/1	Enfield Street	\$700,000	29-Mar-21	\$0	-
204/1	Enfield Street	\$655,000	29-Mar-21	\$0	-
8/23	Fairview Road	\$654,000	29-Mar-21	\$520,000	26%
208/1	Enfield Mt	\$650,000	29-Mar-21	\$0	-
17/18	Edenvale Crescent	\$540,000	30-Mar-21	\$470,000	15%
29/49	Esplanade Road	\$515,000	23-Mar-21	\$450,000	14%
92	Dominion Road	\$111,500	30-Mar-21	\$1,020,000	-89%
		\$116,883,000		\$62,725,000	86%

Number of Sales

66

Number sales below QV

4

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.