

## Comparing Selling Prices to Current Valuations

**Mt Roskill**

**March 2021**

No	Street Address	Sale Price	Sale Date	CV	Variation
4	Raven Avenue	\$1,945,000	21-Mar-21	\$1,370,000	<b>42%</b>
14 A	Admiral Beatty Avenue	\$1,750,000	29-Mar-21	\$1,320,000	<b>33%</b>
2/445	Mount Albert Road	\$1,750,000	10-Mar-21	\$1,375,000	<b>27%</b>
13 C	Winstone Road	\$1,634,000	25-Mar-21	\$1,200,000	<b>36%</b>
1518	Dominion Road Extension	\$1,600,000	15-Mar-21	\$1,175,000	<b>36%</b>
122	Oakdale Road	\$1,580,000	5-Mar-21	\$1,300,000	<b>22%</b>
28 A	Hazel Avenue	\$1,575,000	15-Mar-21	\$1,120,000	<b>41%</b>
30 A	Staveley Avenue	\$1,565,000	3-Mar-21	\$1,450,000	<b>8%</b>
4 A	Dornwell Road	\$1,550,000	8-Mar-21	\$1,125,000	<b>38%</b>
23	O'Donnell Avenue	\$1,535,000	30-Mar-21	\$925,000	<b>66%</b>
73	O'Donnell Avenue	\$1,525,000	8-Mar-21	\$900,000	<b>69%</b>
103 C	Parau Street	\$1,524,000	4-Mar-21	\$0	-
8	Barkes Place	\$1,520,000	10-Mar-21	\$940,000	<b>62%</b>
1552 B	Dominion Road Extension	\$1,515,800	12-Mar-21	\$1,310,000	<b>16%</b>
24	Katavich Place	\$1,510,000	12-Mar-21	\$1,050,000	<b>44%</b>
72	Bremner Avenue	\$1,490,000	10-Mar-21	\$1,255,000	<b>19%</b>
20	Britton Avenue	\$1,488,000	19-Mar-21	\$1,025,000	<b>45%</b>
3 B	Hardley Avenue	\$1,470,000	5-Mar-21	\$1,280,000	<b>15%</b>
960	Dominion Road	\$1,461,000	3-Mar-21	\$1,060,000	<b>38%</b>
47	Nirvana Way	\$1,450,120	22-Mar-21	\$1,375,000	<b>5%</b>
301	Richardson Road	\$1,400,000	27-Mar-21	\$1,075,000	<b>30%</b>
13	Kingshaven Close	\$1,400,000	25-Mar-21	\$1,200,000	<b>17%</b>
31 B	Quona Avenue	\$1,400,000	24-Mar-21	\$1,100,000	<b>27%</b>
33	John Davis Road	\$1,385,000	2-Mar-21	\$1,125,000	<b>23%</b>
1287	Dominion Road Extension	\$1,380,000	10-Mar-21	\$980,000	<b>41%</b>
95	Duke Street	\$1,310,000	11-Mar-21	\$900,000	<b>46%</b>
4 A	Foch Avenue	\$1,300,000	24-Mar-21	\$700,000	<b>86%</b>
15	Simmonds Avenue	\$1,300,000	12-Mar-21	\$1,320,000	<b>-2%</b>
34	Kimber Hall Avenue	\$1,300,000	9-Mar-21	\$1,240,000	<b>5%</b>
116	Oakdale Road	\$1,225,000	2-Mar-21	\$1,025,000	<b>20%</b>
38	Quona Avenue	\$1,206,000	16-Mar-21	\$1,100,000	<b>10%</b>
118	Oakdale Road	\$1,205,000	29-Mar-21	\$860,000	<b>40%</b>
15	Oakdale Road	\$1,150,000	25-Mar-21	\$920,000	<b>25%</b>
2/28	Parau Street	\$1,100,000	31-Mar-21	\$960,000	<b>15%</b>
1181	Dominion Road	\$1,100,000	29-Mar-21	\$780,000	<b>41%</b>
77	Oakdale Road	\$1,095,000	23-Mar-21	\$910,000	<b>20%</b>
Lot 1 56	Ernie Pinches Street	\$1,050,000	30-Mar-21	\$0	-
2/20	Foch Avenue	\$1,011,000	1-Mar-21	\$760,000	<b>33%</b>
31	Boyce Avenue	\$1,001,000	12-Mar-21	\$860,000	<b>16%</b>
Lot 6 56	Ernie Pinches Street	\$980,000	30-Mar-21	\$0	-

Lot 5 56	Ernie Pinches Street	\$980,000	30-Mar-21	\$0	-
3	Zamora Lane	\$980,000	4-Mar-21	\$800,000	<b>23%</b>
5 A	Linden Street	\$970,000	4-Mar-21	\$950,000	<b>2%</b>
Lot 4 56	Ernie Pinches Street	\$965,000	24-Mar-21	\$0	-
4/17	Cape Horn Road	\$960,000	29-Mar-21	\$1,025,000	<b>-6%</b>
55	Boyce Avenue	\$940,000	3-Mar-21	\$720,000	<b>31%</b>
Lot 2 56	Ernie Pinches Street	\$937,000	30-Mar-21	\$0	-
Lot 3 56	Ernie Pinches Street	\$925,000	25-Mar-21	\$0	-
52	Penney Avenue	\$900,000	17-Mar-21	\$780,000	<b>15%</b>
1/10	White Swan Road	\$742,000	10-Mar-21	\$700,000	<b>6%</b>
15 A	Oakdale Road	\$730,000	29-Mar-21	\$820,000	<b>-11%</b>
		<b>\$65,764,920</b>		<b>\$46,165,000</b>	<b>42%</b>

Number of Sales 51

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.*