

## Comparing Selling Prices to Current Valuations

### Sandringham

March 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
11	Ethel Street	\$3,807,500	17-Mar-21	\$2,350,000	62%
17	Ethel Street	\$3,523,000	29-Mar-21	\$1,750,000	101%
65	Gribblehirst Road	\$2,700,000	16-Mar-21	\$1,875,000	44%
19	Haverstock Road	\$2,461,000	17-Mar-21	\$1,140,000	116%
289	Mount Albert Road	\$2,201,000	3-Mar-21	\$1,625,000	35%
66	Lambeth Road	\$2,150,000	17-Mar-21	\$1,475,000	46%
484	Sandringham Road	\$1,900,000	23-Mar-21	\$1,300,000	46%
32	Fergusson Avenue	\$1,835,000	31-Mar-21	\$1,240,000	48%
8	Mars Avenue	\$1,830,000	10-Mar-21	\$1,360,000	35%
107D	Sandringham Road	\$1,780,000	3-Mar-21	\$1,320,000	35%
13 A	Locarno Avenue	\$1,411,000	24-Mar-21	\$1,000,000	41%
2 A	Jason Avenue	\$1,240,000	5-Mar-21	\$1,280,000	-3%
25	Renfrew Avenue	\$1,100,000	24-Mar-21	\$900,000	22%
3/13	Oxton Road	\$1,080,000	18-Mar-21	\$710,000	52%
2/26	Kingsway Avenue	\$1,012,001	9-Mar-21	\$690,000	47%
5/17	Kingsway Avenue	\$940,000	22-Mar-21	\$700,000	34%
1/5	Renfrew Avenue	\$912,000	12-Mar-21	\$540,000	69%
6/10	Fowlds Avenue	\$875,000	30-Mar-21	\$610,000	43%
3/26	Tranmere Road	\$850,000	18-Mar-21	\$660,000	29%
5/2	Grove Road	\$736,000	25-Mar-21	\$550,000	34%
3/14	Arabi Street	\$676,000	5-Mar-21	\$560,000	21%
3/11	Kingsway Avenue	\$645,000	22-Mar-21	\$520,000	24%
5/24	Harwood Street	\$625,000	16-Mar-21	\$510,000	23%
1/1	Begbie Place	\$608,000	26-Mar-21	\$470,000	29%
3/1	Begbie Place	\$440,000	16-Mar-21	\$430,000	2%
		<b>\$37,337,501</b>		<b>\$25,565,000</b>	<b>46%</b>

Number of Sales 25

Number sales below QV 1

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.