

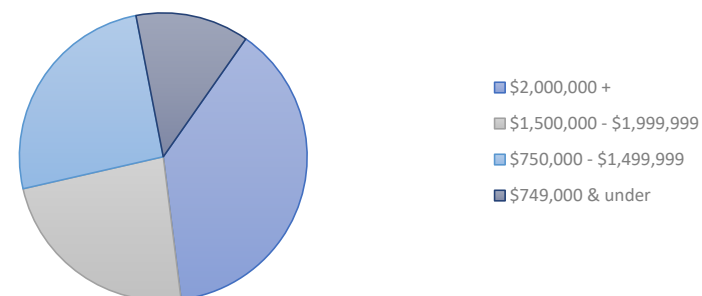
# Suburb Sales Statistics

Epsom - March 2021

**Harcourts**  
Twentythree

No	Street Address	Sale Price	Uncon. date
22	Epsom Avenue	\$4,450,000	11-Mar-21
13	Marama Avenue	\$4,320,000	10-Mar-21
37	Almorah Road	\$4,315,000	16-Mar-21
4	Patey Street	\$3,750,000	26-Mar-21
7	Torrance Street	\$3,160,000	24-Mar-21
21	Inverary Avenue	\$3,072,889	12-Mar-21
16	Torrance Street	\$2,970,000	24-Mar-21
214	Gillies Avenue	\$2,585,000	11-Mar-21
11 A	Torrance Street	\$2,505,000	11-Mar-21
145	The Drive	\$2,430,000	17-Mar-21
35	Liverpool Street	\$2,400,000	5-Mar-21
71	King George Avenue	\$2,380,000	30-Mar-21
Lot 3/35	Liverpool Street	\$2,375,000	9-Mar-21
17 A	Buckley Road	\$2,350,000	3-Mar-21
8 A	Woodhall Road	\$2,270,000	21-Mar-21
26 A	Liverpool Street	\$2,235,000	15-Mar-21
1/58	Empire Road	\$2,180,000	12-Mar-21
9 A	Woodhall Road	\$2,052,000	9-Mar-21
256 A	St Andrews Road	\$1,998,000	3-Mar-21
21	Buckley Road	\$1,990,000	29-Mar-21
9	Annie Buxton Place	\$1,816,000	7-Mar-21
Lot 2 60B	Pah Road	\$1,790,000	29-Mar-21
7	Manukau Road	\$1,745,000	30-Mar-21
1 C	Banff Avenue	\$1,730,000	31-Mar-21
3	Annie Buxton Place	\$1,665,000	29-Mar-21
3	Manukau Road	\$1,665,000	1-Mar-21
1/492	Manukau Road	\$1,660,000	30-Mar-21
7	Rowan Road	\$1,650,000	23-Mar-21
23 C	Pah Road	\$1,580,000	24-Mar-21
9/218	Green Lane	\$1,497,000	11-Mar-21
801/223B	Green Lane West	\$1,460,000	14-Mar-21
105E/223B	Greenlane West	\$1,416,800	6-Mar-21
1/14	Brightside Road	\$1,413,000	10-Mar-21
14 E	Seccombes Road	\$1,400,000	23-Mar-21
10/7	Inverary Avenue	\$1,082,800	2-Mar-21
4/337	Manukau Road	\$950,000	25-Mar-21
5/533	Manukau Road	\$940,000	30-Mar-21
88 G	Great South Road	\$929,000	3-Mar-21
624 B	Manukau Road	\$880,000	10-Mar-21
110/223B	Green Lane	\$792,500	18-Mar-21
402/64	Great South Road	\$750,000	30-Mar-21

Breakdown of sales	No. of sales	Value of sales
\$2,000,000 +	18	\$ 51,799,889
\$1,500,000 - \$1,999,999	11	\$ 19,289,000
\$750,000 - \$1,499,999	12	\$ 13,511,100
\$749,000 & under	6	\$ 3,725,000
<b>TOTALS</b>	<b>47</b>	<b>\$ 88,324,989</b>
<b>AVERAGE</b>		<b>\$1,879,255</b>



While every effort has been made to ensure that the property information in the publication is accurate we recommend that, before relying on this information you seek independent advice.  
Source: Various industry related websites

*\*This sales information includes residential sales made by various real estate companies in the stated month and suburb*

6/495	Manukau Road	\$718,000	24-Mar-21
302/64	Great South Road	\$710,000	18-Mar-21
202/64	Great South Road	\$690,000	24-Mar-21
404/64	Great South Road	\$670,000	29-Mar-21
PU203G/223	Greenlane West	\$639,000	1-Mar-21
139	Market Road	\$298,000	30-Mar-21