

**Comparing Selling Prices to Current Valuations**  
**Epsom**  
**May 2021**

No	Street Address	Sale Price	Sale Date	CV	Variation
87	Empire Road	\$4,095,000	3-May-21	\$2,600,000	<b>58%</b>
9	Patey Street	\$4,015,000	13-May-21	\$2,050,000	<b>96%</b>
15	Queen Mary Avenue	\$3,750,000	27-May-21	\$3,375,000	<b>11%</b>
65	King George Avenue	\$3,005,000	30-May-21	\$2,550,000	<b>18%</b>
17	Gorrie Avenue	\$2,890,000	30-May-21	\$2,050,000	<b>41%</b>
19 A	Aberfoyle Street	\$2,870,000	26-May-21	\$2,625,000	<b>9%</b>
23 B	Highwic Avenue	\$2,688,000	14-May-21	\$2,100,000	<b>28%</b>
11	Queen Mary Avenue	\$2,535,000	13-May-21	\$1,875,000	<b>35%</b>
46	Fernleigh Avenue	\$2,082,500	7-May-21	\$1,525,000	<b>37%</b>
192	Gillies Avenue	\$2,000,000	1-May-21	\$1,725,000	<b>16%</b>
41	Gillies Avenue	\$1,665,000	20-May-21	-	-
2/278	St Andrews Road	\$1,634,000	5-May-21	\$1,320,000	<b>24%</b>
14	Buckley Road	\$1,427,000	11-May-21	\$1,100,000	<b>30%</b>
3/259	Manukau Road	\$1,390,000	5-May-21	\$1,500,000	<b>-7%</b>
3/29	Orakau Avenue	\$1,375,000	19-May-21	\$1,020,000	<b>35%</b>
510/10	Lion Place	\$1,345,000	28-May-21	\$1,200,000	<b>12%</b>
2/12	Brightside Road	\$1,330,000	12-May-21	\$1,020,000	<b>30%</b>
38/218	Green Lane	\$1,281,000	26-May-21	\$1,020,000	<b>26%</b>
11/28	Coronation Road	\$1,013,000	6-May-21	\$810,000	<b>25%</b>
6/75	Ranfurly Road	\$795,000	4-May-21	\$650,000	<b>22%</b>
8/11	Owens Road	\$790,000	6-May-21	\$670,000	<b>18%</b>
102/10	Lion Place	\$655,000	17-May-21	\$750,000	<b>-13%</b>
		<b>\$44,630,500</b>		<b>\$33,535,000</b>	<b>33%</b>

Number of Sales 22

Number sales below QV 2

*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.*