

Comparing Selling Prices to Current Valuations

Mt Eden- May 2021

| No | Street Address | Sale Price | Sale Date | CV | Variation |
|-----------|------------------|---------------------|-----------|---------------------|-------------|
| 126 | Grange Road | \$3,850,000 | 12-May-21 | \$2,575,000 | 50% |
| 3 | Disraeli Street | \$3,730,000 | 26-May-21 | \$2,375,000 | 57% |
| 19 | Volcanic Street | \$3,511,000 | 6-May-21 | \$1,725,000 | 104% |
| 48 | Valley Road | \$3,505,000 | 28-May-21 | \$3,100,000 | 13% |
| 26 | Rahiri Road | \$3,420,000 | 24-May-21 | \$2,200,000 | 55% |
| 71B | Bellevue Road | \$2,900,000 | 27-May-21 | \$1,400,000 | 107% |
| 12 | Cromwell Street | \$2,825,000 | 19-May-21 | \$1,975,000 | 43% |
| 5 | Mewburn Avenue | \$2,750,000 | 18-May-21 | \$1,875,000 | 47% |
| 785 | Mount Eden Road | \$2,675,000 | 18-May-21 | \$1,750,000 | 53% |
| 47 | St Albans Avenue | \$2,510,000 | 20-May-21 | \$1,475,000 | 70% |
| 92 | Shackleton Road | \$2,450,000 | 26-May-21 | \$1,475,000 | 51% |
| 14 | Cricket Avenue | \$2,390,000 | 6-May-21 | \$1,625,000 | 47% |
| 15 A | Dexter Avenue | \$2,301,500 | 12-May-21 | \$1,575,000 | 46% |
| 28 | Wynyard Road | \$2,245,000 | 18-May-21 | \$1,600,000 | 40% |
| 540 | Mount Eden Road | \$2,163,000 | 26-May-21 | \$2,650,000 | -18% |
| 83 | Grange Road | \$2,130,000 | 26-May-21 | \$1,775,000 | 20% |
| 10 B | Henley Road | \$2,110,000 | 6-May-21 | \$1,650,000 | 28% |
| 2/128 | Shackleton Road | \$2,100,000 | 12-May-21 | \$1,825,000 | 15% |
| 795 | Dominion Road | \$2,100,000 | 7-May-21 | \$1,040,000 | 102% |
| 722 C | Mount Eden Road | \$2,065,000 | 19-May-21 | \$1,550,000 | 33% |
| 41 | Rocklands Avenue | \$1,920,000 | 25-May-21 | \$1,450,000 | 32% |
| 28 | Altham Avenue | \$1,861,000 | 16-May-21 | \$1,100,000 | 69% |
| 5/818 | Mt Eden Road | \$1,835,000 | 11-May-21 | - | - |
| 2/65 | Bellevue Road | \$1,775,000 | 12-May-21 | \$1,550,000 | 15% |
| Lot 3 818 | Mt Eden Road | \$1,681,800 | 11-May-21 | - | - |
| 1/818 | Mt Eden Road | \$1,650,000 | 10-May-21 | - | - |
| 2/818 | Mt Eden Road | \$1,625,000 | 25-May-21 | - | - |
| 882 | Dominion Road | \$1,380,000 | 7-May-21 | \$1,100,000 | 25% |
| 13 | Onslow Road | \$1,375,000 | 19-May-21 | \$1,260,000 | 9% |
| 2/178 | Landscape Road | \$1,270,000 | 5-May-21 | \$1,180,000 | 8% |
| 201/30 | Enfield Street | \$1,110,000 | 18-May-21 | \$820,000 | 35% |
| 501/433 | Dominion Road | \$1,090,000 | 5-May-21 | \$1,060,000 | 3% |
| 311/25 | Enfield Street | \$1,031,000 | 14-May-21 | \$840,000 | 23% |
| 44/26 | Mary Street | \$1,030,000 | 6-May-21 | \$1,000,000 | 3% |
| 2/25 A | Brixton Road | \$1,010,000 | 25-May-21 | \$760,000 | 33% |
| 222/25 | Enfield Street | \$1,000,000 | 6-May-21 | - | - |
| 113/25 | Enfield Street | \$960,000 | 20-May-21 | - | - |
| 10/26 | Mary Street | \$918,000 | 20-May-21 | \$780,000 | 18% |
| 4/40 | Horoeke Avenue | \$880,000 | 27-May-21 | \$720,000 | 22% |
| 2/15 | Horoeke Avenue | \$760,000 | 20-May-21 | \$650,000 | 17% |
| 1/15 | Horoeke Avenue | \$740,000 | 17-May-21 | \$600,000 | 23% |
| 3/4 A | Dexter Avenue | \$708,000 | 6-May-21 | \$560,000 | 26% |
| 2/69 A | Landscape Road | \$665,500 | 6-May-21 | \$580,000 | 15% |
| 405/30 A | Enfield Street | \$617,500 | 17-May-21 | \$510,000 | 21% |
| | | \$82,623,300 | | \$53,735,000 | 54% |

Number of Sales 44

Number sales below QV 0

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.