

Comparing Selling Prices to Current Valuations

Mt Roskill

May 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
103	White Swan Road	\$2,200,000	24-May-21	\$1,280,000	72%
22	Morrie Laing Avenue	\$1,755,000	13-May-21	\$1,050,000	67%
5	Kathryn Avenue	\$1,668,300	21-May-21	\$1,450,000	15%
9	Morrie Liang Ave	\$1,660,000	13-May-21	\$1,125,000	48%
9	Morrie Laing Avenue	\$1,660,000	4-May-21	\$112,500	1376%
20	William Blofield Avenue	\$1,551,000	3-May-21	\$970,000	60%
1600	Dominion Road Extensi	\$1,525,000	27-May-21	\$1,600,000	-5%
8	Tory Street	\$1,480,000	25-May-21	\$1,130,000	31%
5 A	Noton Road	\$1,460,000	2-May-21	\$1,200,000	22%
60	Budgen Street	\$1,435,000	13-May-21	\$1,350,000	6%
31	Duke Street	\$1,365,000	13-May-21	\$1,000,000	37%
54	Kimberhall Avenue	\$1,350,000	11-May-21	\$1,150,000	17%
38	Scout Avenue	\$1,335,000	19-May-21	\$1,240,000	8%
1462	Dominion Road	\$1,296,000	17-May-21	\$910,000	42%
75 A	Oakdale Road	\$1,270,000	6-May-21	\$1,075,000	18%
13	Elphinstone Avenue	\$1,263,000	17-May-21	\$960,000	32%
1404 A	Dominion Road	\$1,255,000	13-May-21	\$950,000	32%
11 A	Locke Avenue	\$1,250,000	11-May-21	\$860,000	45%
1 B	Hazel Avenue	\$1,200,000	17-May-21	\$900,000	33%
36 A	Farrelly Avenue	\$1,180,000	12-May-21	\$855,000	38%
8	Anita Avenue	\$1,175,000	11-May-21	\$960,000	22%
Lot 2/54	Penney Ave	\$1,170,000	20-May-21	\$480,000	144%
75	Oakdale Road	\$1,125,000	17-May-21	\$900,000	25%
1/2	Waite Avenue	\$1,110,000	27-May-21	\$750,000	48%
65 A	Stamford Park Road	\$1,085,000	13-May-21	\$800,000	36%
11 A	Graham Bell Avenue	\$1,053,000	27-May-21	\$780,000	35%
3/8	McGregor Street	\$1,020,000	18-May-21	\$820,000	24%
2	Lynfield Place	\$1,012,000	26-May-21	\$945,000	7%
3	Zeralto Lane	\$1,000,000	26-May-21	\$920,000	9%
3/15	Locke Avenue	\$900,000	8-May-21	\$770,000	17%
4/16	Parau Street	\$895,000	25-May-21	\$760,000	18%
2/15	Locke Avenue	\$855,000	8-May-21	\$770,000	11%
3/7	Radnor Road	\$827,000	21-May-21	\$675,000	23%
6 A	Denize Road	\$780,000	16-May-21	\$805,000	-3%
4/26	Rogan Street	\$676,000	3-May-21	\$540,000	25%
		\$43,841,300		\$32,842,500	33%

Number of Sales 35

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.

