

## Comparing Selling Prices to Current Valuations

### Sandringham

May 2021

| No      | Street Address                | Sale Price          | Sale Date | CV                  | Variation  |
|---------|-------------------------------|---------------------|-----------|---------------------|------------|
| 27 & 55 | 27 Coyle St & 55 Kingsway Ave | \$4,300,000         | 12-May-21 | \$2,725,000         | 58%        |
| 17      | Grove Road                    | \$3,275,000         | 26-May-21 | \$1,825,000         | 79%        |
| 3       | Wellgarth Street              | \$2,725,000         | 26-May-21 | \$2,275,000         | 20%        |
| 21      | Parrish Road                  | \$2,700,000         | 16-May-21 | \$1,475,000         | 83%        |
| 16      | Cambourne Road                | \$2,410,000         | 12-May-21 | \$1,525,000         | 58%        |
| 34      | Parrish Road                  | \$2,260,000         | 25-May-21 | \$1,450,000         | 56%        |
| 6       | Shorwell Street               | \$1,725,000         | 23-May-21 | \$1,120,000         | 54%        |
| 49      | Aroha Avenue                  | \$1,720,000         | 12-May-21 | \$1,475,000         | 17%        |
| 8       | Camden Road                   | \$1,680,000         | 26-May-21 | \$1,320,000         | 27%        |
| 55      | Gribblehirst Road             | \$1,650,000         | 17-May-21 | \$1,450,000         | 14%        |
| 274     | Mount Albert Road             | \$1,470,000         | 26-May-21 | \$1,220,000         | 20%        |
| 3/18    | Marne Road                    | \$1,185,000         | 6-May-21  | \$800,000           | 48%        |
| 13 G    | Watson Avenue                 | \$1,000,000         | 5-May-21  | \$720,000           | 39%        |
| 11 E    | Euston Road                   | \$980,000           | 12-May-21 | \$740,000           | 32%        |
| 1/93    | St Lukes Road                 | \$975,000           | 20-May-21 | \$630,000           | 55%        |
| 3/5     | Camden Road                   | \$889,000           | 25-May-21 | \$690,000           | 29%        |
| 1/9     | Begbie Place                  | \$740,000           | 6-May-21  | \$700,000           | 6%         |
| 2/5     | Camden Road                   | \$685,000           | 27-May-21 | \$650,000           | 5%         |
|         |                               | <b>\$32,369,000</b> |           | <b>\$22,790,000</b> | <b>42%</b> |

Number of Sales 18

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.