

Comparing Selling Prices to Current Valuations

Epsom - July 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
8	Pukenui Road	\$7,660,000	29-Jul-21	\$3,650,000	110%
24	Pah Road	\$5,900,000	16-Jul-21	\$2,925,000	102%
12	Claude Road	\$5,100,000	20-Jul-21	\$3,200,000	59%
24	Claude Road	\$4,800,000	16-Jul-21	\$3,850,000	25%
1	Shipherds Close	\$4,020,000	22-Jul-21	\$3,650,000	10%
96	The Drive	\$3,650,777	2-Jul-21	-	-
1/209	St Andrews Road	\$3,650,000	6-Jul-21	\$3,400,000	7%
145A	The Drive	\$3,200,000	23-Jul-21	\$2,500,000	28%
12	Selwyn Road	\$2,930,000	29-Jul-21	\$2,200,000	33%
49	St Andrews Road	\$2,547,000	15-Jul-21	\$2,350,000	8%
4/23	Gardner Road	\$2,321,000	1-Jul-21	\$1,700,000	37%
305/223D	Greenlane West	\$2,300,000	28-Jul-21	\$1,550,000	48%
2/18	Wapiti Avenue	\$2,200,000	27-Jul-21	\$2,000,000	10%
4 B	King Edward Avenue	\$1,915,000	28-Jul-21	\$1,340,000	43%
25 A	Alpers Avenue	\$1,800,000	21-Jul-21	\$1,475,000	22%
237	St Andrews Road	\$1,730,000	28-Jul-21	\$1,240,000	40%
4/86	Owens Road	\$1,638,000	1-Jul-21	\$1,140,000	44%
2	Griffin Avenue	\$1,455,000	29-Jul-21	\$1,360,000	7%
18 A	Ranfurly Road	\$1,380,000	14-Jul-21	\$900,000	53%
13/29	Mauranui Avenue	\$1,345,000	30-Jul-21	-	-
11/29	Mauranui Avenue	\$1,300,000	30-Jul-21	-	-
14/29	Mauranui Avenue	\$1,295,000	30-Jul-21	-	-
18/29	Mauranui Avenue	\$1,285,000	30-Jul-21	-	-
16/29	Mauranui Avenue	\$1,285,000	30-Jul-21	-	-
15/29	Mauranui Avenue	\$1,285,000	30-Jul-21	-	-
30/218	Green Lane	\$1,120,000	28-Jul-21	\$960,000	17%
17/123	Owens Road	\$1,102,000	16-Jul-21	\$870,000	27%
21 B	Mauranui Avenue	\$1,060,000	21-Jul-21	\$840,000	26%
5/27	Epsom Avenue	\$1,001,500	21-Jul-21	\$690,000	45%
10/29	Mauranui Avenue	\$995,000	30-Jul-21	-	-
9/29	Mauranui Avenue	\$995,000	30-Jul-21	-	-
6/29	Mauranui Avenue	\$995,000	30-Jul-21	-	-
7/29	Mauranui Avenue	\$995,000	30-Jul-21	-	-
5/29	Mauranui Avenue	\$945,000	30-Jul-21	-	-
4/29	Mauranui Avenue	\$935,000	30-Jul-21	-	-
1/29	Mauranui Avenue	\$935,000	30-Jul-21	-	-
303/223B	Green Lane	\$917,000	23-Jul-21	\$740,000	24%
2/29	Mauranui Avenue	\$670,000	30-Jul-21	-	-
3/533	Manukau Road	\$540,000	6-Jul-21	\$630,000	-14%
		\$81,197,277		\$45,160,000	80%

Number of Sales 39

Number sales below QV 1

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.