

## Comparing Selling Prices to Current Valuations Hillsborough - July 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
12A	Frederick Street	\$1,827,000	19-Jul-21	\$1,150,000	<b>59%</b>
26	Pallister Drive	\$1,781,000	26-Jul-21	\$1,300,000	<b>37%</b>
108	Frederick Street	\$1,675,000	9-Jul-21	\$1,225,000	<b>37%</b>
56 A	Frederick Street	\$1,500,000	5-Jul-21	\$1,325,000	<b>13%</b>
Lot 2 37	Littlejohn Street	\$1,450,000	9-Jul-21	\$1,500,000	<b>-3%</b>
331 A	Hillsborough Road	\$1,300,000	29-Jul-21	\$1,025,000	<b>27%</b>
63	Belfast Street	\$1,250,000	14-Jul-21	\$920,000	<b>36%</b>
3	Hendry Avenue	\$1,215,000	22-Jul-21	\$785,000	<b>55%</b>
77 A	Goodall Street	\$1,212,500	23-Jul-21	\$1,939,999	<b>-37%</b>
		<b>\$13,210,500</b>		<b>\$11,169,999</b>	<b>18%</b>

Number of Sales 9

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.*