

Comparing Selling Prices to Current Valuations Mt Eden - July 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
44	Ellerton Road	\$3,905,000	8-Jul-21	\$2,175,000	80%
10	Windmill Road	\$3,525,000	26-Jul-21	\$2,350,000	50%
37	Bellevue Road	\$3,505,000	19-Jul-21	\$2,250,000	56%
14	Essex Road	\$2,830,000	29-Jul-21	\$2,125,000	33%
54	Ellerton Road	\$2,775,000	28-Jul-21	\$1,850,000	50%
15	Telford Avenue	\$2,500,000	7-Jul-21	\$1,700,000	47%
3/45	Esplanade Road	\$2,450,000	31-Jul-21	\$1,725,000	42%
23	Onslow Road	\$2,060,000	22-Jul-21	\$1,700,000	21%
5 A	Tenterden Avenue	\$2,025,000	7-Jul-21	\$1,675,000	21%
1/40	Wairiki Road	\$1,850,000	9-Jul-21	\$1,500,000	23%
14 A	Rosedale Avenue	\$1,570,000	14-Jul-21	\$1,060,000	48%
67	Woodside Road	\$1,530,000	28-Jul-21	\$1,000,000	53%
317	Mount Eden Road	\$1,520,000	2-Jul-21	\$1,320,000	15%
G14/25	Enfield Street	\$1,350,000	11-Jul-21	\$1,380,000	-2%
28/26	Mary Street	\$1,215,000	27-Jul-21	\$1,000,000	22%
810	Dominion Road	\$1,207,000	7-Jul-21	\$980,000	23%
304/30 A	Enfield Street	\$1,195,000	28-Jul-21	\$900,000	33%
1/7	Ellerton Road	\$1,125,000	7-Jul-21	\$960,000	17%
19/29	Rossmay Terrace	\$935,000	2-Jul-21	\$690,000	36%
101/43	Edwin Street	\$835,000	12-Jul-21	\$640,000	30%
7/27	Rossmay Terrace	\$810,000	23-Jul-21	\$680,000	19%
62	Harold Street	\$762,000	7-Jul-21	\$590,000	29%
402/11	Akepiro Street	\$750,000	7-Jul-21	\$810,000	-7%
14/23	Fairview Road	\$706,000	14-Jul-21	\$640,000	10%
220/43	Edwin Street	\$675,000	7-Jul-21	\$600,000	13%
8/62	View Road	\$580,000	15-Jul-21	\$460,000	26%
9/130 B	Balmoral Road	\$450,000	23-Jul-21	-	-
		\$44,640,000		\$32,760,000	36%

Number of Sales 27

Number sales below QV 2

*property information is accurate we recommend that before relying on this
ent advice. Source: Various Industry related websites.*