

Comparing Selling Prices to Current Valuations

Mt Roskill - July 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
22	Dornwell Road	\$3,920,000	21-Jul-21	\$2,870,000	37%
7 A	Foch Avenue	\$2,160,000	3-Jul-21	\$1,550,000	39%
10	Waite Avenue	\$2,000,000	29-Jul-21	\$1,525,000	31%
1406	Dominion Road	\$1,950,000	15-Jul-21	\$1,180,000	65%
2	Fickling Avenue	\$1,850,000	12-Jul-21	\$1,325,000	40%
51 A	Penney Avenue	\$1,815,000	8-Jul-21	\$1,400,000	30%
1167 A	Dominion Road	\$1,715,000	11-Jul-21	\$1,300,000	32%
10	Vic Butler Street	\$1,700,000	30-Jul-21	\$1,280,000	33%
15A	Quona Avenue	\$1,565,000	1-Jul-21	\$1,375,000	14%
43	Staveley Avenue	\$1,550,000	1-Jul-21	\$1,400,000	11%
44	Kimber Hall Avenue	\$1,410,000	23-Jul-21	\$980,000	44%
639	Richardson Road	\$1,366,000	26-Jul-21	\$950,000	44%
16	Morrie Laing Avenue	\$1,365,000	24-Jul-21	\$920,000	48%
1536 A	Dominion Road Extension	\$1,351,536	16-Jul-21	\$1,075,000	26%
1321	Dominion Road Extension	\$1,326,000	4-Jul-21	\$800,000	66%
57 H	Anita Avenue	\$1,230,000	2-Jul-21	\$1,100,000	12%
2 D	Foch Avenue	\$1,180,000	27-Jul-21	\$720,000	64%
6	Denize Road	\$1,040,000	19-Jul-21	\$865,000	20%
34	Ellis Avenue	\$975,000	29-Jul-21	\$830,000	17%
1/11	Cormack Street	\$975,000	6-Jul-21	\$770,000	27%
2/59	Rogan Street	\$966,000	19-Jul-21	\$640,000	51%
782 B	Sandringham Road Extension	\$930,000	29-Jul-21	\$890,000	4%
3/325	Mt Albert Road	\$825,000	29-Jul-21	\$700,000	18%
1/448	Richardson Road	\$811,000	20-Jul-21	\$750,000	8%
1/14	Cormack Street	\$780,000	1-Jul-21	\$620,000	26%
		\$36,755,536		\$27,815,000	32%

Number of Sales

25

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.