

Comparing Selling Prices to Current Valuations

Epsom

September 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
93 A	St Andrews Road	\$2,400,000	9-Sep-21	\$1,825,000	32%
38 B	Torrance Street	\$2,300,000	2-Sep-21	\$2,075,000	11%
Lot 3 16	Hollywood Avenue	\$2,060,000	16-Sep-21	-	-
12B	Patey Street	\$1,875,000	29-Sep-21	\$1,450,000	29%
17 B	Wilding Avenue	\$1,691,800	21-Sep-21	\$1,260,000	34%
8	Buckley Road	\$1,530,000	28-Sep-21	-	-
Lot 10 8	Buckley Road	\$1,525,000	28-Sep-21	-	-
8	Buckley Road	\$1,438,000	23-Sep-21	-	-
Lot 6 8	Buckley Road	\$1,430,000	28-Sep-21	-	-
Lot 5 8	Buckley Road	\$1,430,000	28-Sep-21	-	-
Lot 8 8	Buckley Road	\$1,410,000	29-Sep-21	-	-
Lot 9 8	Buckley Road	\$1,388,000	29-Sep-21	-	-
Lot 2 8	Buckley Road	\$1,370,000	28-Sep-21	-	-
305/64	Great South Road	\$1,250,000	15-Sep-21	\$960,000	30%
215/10	Lion Place	\$800,000	28-Sep-21	-	-
3/29	Mauranui Avenue	\$790,000	13-Sep-21	\$1,975,000	-60%
H215/41-43	Gillies Avenue	\$265,000	29-Sep-21	-	-
		\$24,952,800		\$9,545,000	161%

Number of Sales 17

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.