

**Comparing Selling Prices to Current Valuations**  
**Mt Eden**  
**September 2021**

No	Street Address	Sale Price	Sale Date	CV	Variation
43	St Leonards Road	\$3,000,000	22-Sep-21	\$2,550,000	<b>18%</b>
79	Peary Road	\$2,652,750	28-Sep-21	\$1,600,000	<b>66%</b>
16	Esplanade Road	\$2,200,000	24-Sep-21	\$1,525,000	<b>44%</b>
119	Landscape Road	\$2,060,000	6-Sep-21	\$1,300,000	<b>58%</b>
55 A	Dexter Avenue	\$1,680,000	24-Sep-21	\$1,600,000	<b>5%</b>
66	Halesowen Avenue	\$1,666,000	11-Sep-21	\$1,240,000	<b>34%</b>
2/101	Balmoral Road	\$1,090,000	15-Sep-21	\$810,000	<b>35%</b>
303/1	Enfield Street	\$1,052,000	23-Sep-21	-	-
222/43	Edwin Street	\$920,000	22-Sep-21	\$730,000	<b>26%</b>
3/35	Brixton Road	\$905,000	3-Sep-21	\$880,000	<b>3%</b>
502/1	Enfield Street	\$900,000	23-Sep-21	-	-
34/26	Mary Street	\$899,000	27-Sep-21	\$700,000	
1/69 A	Landscape Road	\$679,000	1-Sep-21	\$580,000	<b>17%</b>
88	Dominion Road	\$380,000	28-Sep-21	\$390,000	<b>-3%</b>
		<b>\$20,083,750</b>		<b>\$13,905,000</b>	<b>44%</b>

Number of Sales 14

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.*