

## Comparing Selling Prices to Current Valuations

### Sandringham

September 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
11	Calgary Street	\$2,220,000	22-Sep-21	\$1,550,000	<b>43%</b>
52 B	Aroha Avenue	\$1,286,000	1-Sep-21	\$1,080,000	<b>19%</b>
4/5	Kitchener Road	\$745,000	2-Sep-21	\$610,000	<b>22%</b>
7/65 A	Burnley Terrace	\$635,000	23-Sep-21	\$530,000	<b>20%</b>
5/65	Burnley Terrace	\$595,000	15-Sep-21	\$490,000	<b>21%</b>
		<b>\$5,481,000</b>		<b>\$4,260,000</b>	<b>29%</b>

Number of Sales 5

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.*