

Comparing Selling Prices to Current Valuations

Epsom

November 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
105/223 D	Green Lane West	\$2,350,000	30-Nov-21	\$1,500,000	57%
53 C	St Andrews Road	\$3,410,000	29-Nov-21	-	-
204/14	Edgerley Avenue	\$602,500	29-Nov-21	\$510,000	18%
60	Ranfurlly Road	\$5,400,000	26-Nov-21	\$4,250,000	27%
207	St Andrews Road	\$3,540,000	25-Nov-21	\$2,225,000	59%
115/223A	Green Lane	\$865,000	25-Nov-21	\$650,000	33%
146	Manukau Road	\$3,780,000	25-Nov-21	\$3,100,000	22%
1/199	St Andrews Road	\$1,100,000	24-Nov-21	\$900,000	22%
22	Domett Avenue	\$6,160,000	24-Nov-21	\$4,100,000	50%
19	Kipling Avenue	\$5,750,000	23-Nov-21	\$4,250,000	35%
402/223A	Greenlane West	\$1,620,000	22-Nov-21	\$1,020,000	59%
1/16	Greenfield Road	\$1,802,600	20-Nov-21	\$1,160,000	55%
36 B	Buckley Road	\$3,475,000	17-Nov-21	\$2,150,000	62%
19	Buckley Road	\$2,216,000	16-Nov-21	\$1,800,000	23%
9	Domett Avenue	\$4,101,000	16-Nov-21	\$2,625,000	56%
23 C	Alpers Avenue	\$1,970,000	15-Nov-21	\$1,360,000	45%
10/68	King George Avenue	\$485,000	12-Nov-21	\$480,000	1%
41	Owens Road	\$4,300,000	12-Nov-21	\$2,750,000	56%
310/2	Maungawhau Road	\$560,000	12-Nov-21	\$370,000	51%
145	Market Road	\$2,265,000	10-Nov-21	\$1,750,000	29%
1/39	Onslow Avenue	\$1,750,000	9-Nov-21	\$1,340,000	31%
7 A	Maungawhau Road	\$2,160,000	8-Nov-21	\$1,600,000	35%
7B/75	Owens Road	\$3,255,000	5-Nov-21	-	-
22 A	Bracken Avenue	\$2,928,600	4-Nov-21	\$2,375,000	23%
492B	Manukau Road	\$945,000	2-Nov-21	\$1,100,000	-14%
17 A	Glenfell Place	\$5,302,000	1-Nov-21	\$4,100,000	29%
45	Ranfurlly Road	\$3,360,000	1-Nov-21	\$2,400,000	40%
		\$75,452,700		\$49,865,000	

Number of Sales 27

Number of sales below QV 1

While every effort has been made to ensure that the property information in the publication is accurate we recommend that, before relying on this information you seek independent advice. Source: Various industry related websites

*This sales information includes residential sales made by various real estate companies in the stated month and suburb