

Comparing Selling Prices to Current Valuations

Mt Eden

November 2021

No	Street Address	Sale Price	Sale Date	CV	Variation
407/428	Dominion Road	\$732,000	19-Nov-21	-	-
4	Fairview	\$2,875,000	16-Nov-21	\$1,775,000	62%
3E/94	Dominion Road	\$452,000	30-Nov-21	\$410,000	10%
4	Watling Street	\$3,300,000	30-Nov-21	\$2,000,000	65%
18/44	Esplanade Road	\$790,000	29-Nov-21	\$680,000	16%
2	Ruapehu Street	\$4,010,000	27-Nov-21	\$2,250,000	78%
51 A	Landscape Road	\$2,965,000	27-Nov-21	\$2,275,000	30%
96	Calgary Street	\$2,350,000	25-Nov-21	\$1,400,000	68%
19	Tennyson Street	\$2,503,000	24-Nov-21	\$1,700,000	47%
154 B	Balmoral Road	\$1,690,000	24-Nov-21	\$1,200,000	41%
161	Dominion Road	\$1,398,000	24-Nov-21	\$920,000	52%
28/44	Esplanade Road	\$820,000	24-Nov-21	\$710,000	15%
2/3	Lovelock Avenue	\$1,112,000	24-Nov-21	\$730,000	52%
111/428	Dominion Road	\$1,150,000	23-Nov-21	-	-
52 A	Landscape Road	\$3,100,000	19-Nov-21	\$1,475,000	110%
311	Mount Eden Road	\$2,000,000	19-Nov-21	\$1,625,000	23%
3	Kelly Street	\$3,360,000	18-Nov-21	\$1,800,000	87%
10	View Road	\$642,500	18-Nov-21	\$460,000	40%
59	Mary Street	\$1,038,000	18-Nov-21	\$820,000	27%
G02/30 A	Enfield Street	\$1,165,000	18-Nov-21	\$870,000	34%
42	Disraeli Street	\$3,880,000	18-Nov-21	\$2,275,000	71%
307/428	Dominion Road	\$680,000	17-Nov-21	-	-
21	Ellerton Road	\$3,400,000	17-Nov-21	\$2,025,000	68%
12	Carmen Avenue	\$2,337,000	16-Nov-21	\$1,360,000	72%
320/428	Dominion Road	\$795,000	15-Nov-21	-	-
4/2	Herbert Road	\$920,000	14-Nov-21	\$810,000	14%
49 A	Landscape Road	\$6,045,000	11-Nov-21	\$3,900,000	55%
3/5	Bourne Street	\$901,000	11-Nov-21	\$580,000	55%
22	Harold Street	\$995,000	11-Nov-21	\$890,000	12%
G13/27	Enfield Street	\$985,000	11-Nov-21	\$870,000	13%
2/872 A	Dominion Road	\$1,565,000	9-Nov-21	\$1,500,000	4%
102/43	Edwin Street	\$900,000	8-Nov-21	\$680,000	32%
35 C	Marsden Avenue	\$4,450,000	6-Nov-21	\$3,075,000	45%
106	Peary Road	\$3,100,000	4-Nov-21	\$2,000,000	55%
25 I	George Street	\$1,150,000	4-Nov-21	\$900,000	28%
5/24 A	Grange Road	\$950,000	4-Nov-21	\$740,000	28%
2	Atanga Avenue	\$3,020,000	4-Nov-21	\$2,025,000	49%
110/25	Enfield Street	\$1,000,000	4-Nov-21	\$840,000	19%
111/25	Enfield Street	\$970,000	4-Nov-21	\$810,000	20%
22	Springwood Place	\$1,900,000	3-Nov-21	\$1,040,000	83%
		\$77,395,500		\$49,420,000	

Number of Sales 40

Number of sales below QV 0

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