

**Comparing Selling Prices to Current Valuations**  
**Sandringham**  
**November 2021**

No	Street Address	Sale Price	Sale Date	CV	Variation
8/4	Shaw Street	\$530,000	26-Nov-21	\$490,000	8%
27	Coyle Street	\$2,560,000	25-Nov-21	\$1,430,000	79%
2/6	Ti Kouka Lane	\$1,020,000	24-Nov-21	-	-
40	Euston Road	\$2,210,000	24-Nov-21	\$1,300,000	70%
25	Hazelmere Road	\$3,565,000	24-Nov-21	\$1,200,000	197%
7/14	Fowlds Avenue	\$1,030,000	24-Nov-21	\$690,000	49%
4/15	Patterson Street	\$1,170,000	23-Nov-21	\$780,000	50%
2/45	Fowlds Avenue	\$1,140,000	18-Nov-21	\$870,000	31%
2/17	Kingsway Avenue	\$958,000	17-Nov-21	\$700,000	37%
5	Mars Avenue	\$2,345,000	17-Nov-21	\$1,475,000	59%
18	Parrish Road	\$3,250,000	17-Nov-21	\$1,900,000	71%
4/9	Begbie Place	\$810,000	15-Nov-21	\$710,000	14%
8/418	Sandringham Road	\$525,000	15-Nov-21	\$430,000	22%
46	Taumata Road	\$2,712,000	10-Nov-21	\$1,650,000	64%
242	Mount Albert Road	\$2,000,000	10-Nov-21	\$1,260,000	59%
307	Sandringham Road	\$2,138,000	10-Nov-21	\$1,220,000	75%
3/86	Aroha Avenue	\$1,340,000	4-Nov-21	\$920,000	46%
8/3	Begbie Place	\$490,000	3-Nov-21	\$500,000	-2%
5/19	Jason Avenue	\$900,000	3-Nov-21	\$650,000	38%
6/375	Sandringham Road	\$825,000	1-Nov-21	\$550,000	50%
		<b>\$31,518,000</b>		<b>\$18,725,000</b>	

**Number of Sales** 20

**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