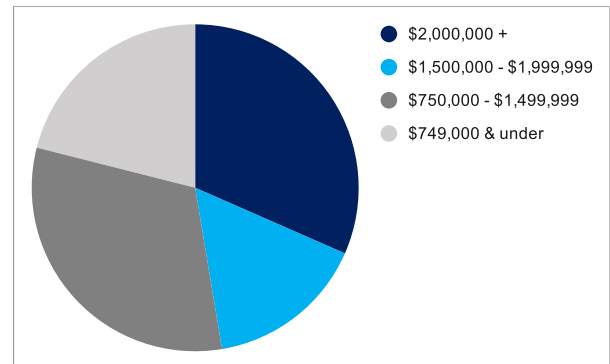


Suburb Sales Statistics

Mt Eden - December 2022

| No | Street Address | Sale Price | Uncon. date |
|---------|------------------|-------------|-------------|
| 120 | Grange Road | \$4,000,000 | 4-Dec-22 |
| 23 | Pentland Avenue | \$3,800,000 | 16-Dec-22 |
| 73 | Ellerton Road | \$2,675,000 | 14-Dec-22 |
| 16 | Milton Road | \$2,250,000 | 7-Dec-22 |
| 77 | Balmoral Road | \$2,000,000 | 13-Dec-22 |
| 513/428 | Dominion Road | \$2,000,000 | 9-Dec-22 |
| 30 | Valley Road | \$1,755,000 | 7-Dec-22 |
| 12 | Onslow Road | \$1,715,000 | 15-Dec-22 |
| 74 A | St Leonards Road | \$1,600,000 | 8-Dec-22 |
| 25 | Bellwood Avenue | \$1,460,000 | 7-Dec-22 |
| 14 A | Telford Avenue | \$1,450,000 | 7-Dec-22 |
| 3/6 | Penrhyn Road | \$1,440,000 | 9-Dec-22 |
| 507/1 | Enfield Street | \$1,107,000 | 19-Dec-22 |
| 303/1 | Enfield Street | \$1,052,000 | 16-Dec-22 |
| 5/25 | View Road | \$790,745 | 9-Dec-22 |
| 13/25 | View Road | \$675,000 | 9-Dec-22 |
| 2/16 A | Grange Road | \$650,000 | 14-Dec-22 |
| 10/41 | Grange Road | \$570,000 | 5-Dec-22 |
| 7/9 A | Esplanade Road | \$335,000 | 23-Dec-22 |

| Breakdown of sales | No. of sales | Value of sales |
|---------------------------|--------------|---------------------|
| \$2,000,000 + | 6 | \$16,725,000 |
| \$1,500,000 - \$1,999,999 | 3 | \$5,070,000 |
| \$750,000 - \$1,499,999 | 6 | \$7,299,745 |
| \$749,000 & under | 4 | \$2,230,000 |
| TOTALS | 19 | \$31,324,745 |
| AVERAGE | | \$1,648,671 |



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