

# Comparing Selling Prices to Current Valuations

October 2018 - Balmoral & Sandringham

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
4	44	Euston Rd	\$ 581,500	31/10/2018	\$ 600,000	-3%
7	96	Saint Lukes Rd	\$ 582,000	31/10/2018	\$ 640,000	-9%
4	40	Arabi St	\$ 702,000	31/10/2018	\$ 720,000	-3%
1	304A	Sandringham Rd	\$ 818,000	6/10/2018	\$ 780,000	5%
	287A	Mount Albert Rd	\$ 820,000	29/10/2018	\$ 1,175,000	-30%
3	36	Aroha Ave	\$ 825,000	19/10/2018	\$ 1,100,000	-25%
1	2	Fergusson Ave	\$ 850,000	31/10/2018	\$ 730,000	16%
B	1	Vancouver Ave	\$ 1,110,000	14/10/2018	\$ 1,020,000	9%
	46	Haverstock Rd	\$ 1,160,000	25/10/2018	\$ 1,180,000	-2%
	383	Sandringham Rd	\$ 1,350,000	31/10/2018	\$ 1,525,000	-11%
	18	Invermay Ave	\$ 1,401,000	31/10/2018	\$ 1,140,000	23%
	25	Columbia Rd	\$ 1,458,000	9/10/2018	\$ 1,450,000	1%
			\$ 11,657,500		\$ 12,060,000	-3%

Number of Sales 12

Number sales below QV 7

*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.*