

Comparing Selling Prices to Current Valuations

Harcourts
Charlton Realty Ltd

October 2018 - Epsom

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
	26l	Windmill Rd	\$ 410,000	31/10/2018	\$ 450,000	-9%
2	14	Quentin Ave	\$ 814,500	25/10/2018	\$ 920,000	-11%
3	654	Manukau Rd	\$ 825,000	31/10/2018	\$ 960,000	-14%
44	218	Green Ln	\$ 865,000	31/10/2018	\$ 890,000	-3%
4	22	Rangiatea Rd	\$ 908,000	31/10/2018	\$ 860,000	6%
	612D	Manukau Rd	\$ 922,000	31/10/2018	\$ 920,000	0%
	612B	Manukau Rd	\$ 940,000	31/10/2018	\$ 940,000	0%
	612A	Manukau Rd	\$ 976,000	31/10/2018	\$ 960,000	2%
	28	Fairholme Ave	\$ 1,184,000	31/10/2018	\$ 1,140,000	4%
	2	Mount Saint John Ave	\$ 1,255,000	17/10/2018	\$ 1,120,000	12%
	37A	Torrance St	\$ 1,310,000	31/10/2018	\$ 1,400,000	-6%
1	642	Manukau Rd	\$ 1,325,000	31/10/2018	\$ 1,240,000	7%
	12B	Onslow Ave	\$ 1,400,000	18/10/2018	\$ 2,200,000	-36%
	34	Rangiatea Rd	\$ 1,600,000	31/10/2018	\$ 1,700,000	-6%
1	58	Empire Rd	\$ 1,790,000	31/10/2018	\$ 1,900,000	-6%
	37	Hollywood Ave	\$ 1,850,000	31/10/2018	\$ 2,300,000	-20%
	32	Dunkerron Ave	\$ 1,858,000	31/10/2018	\$ 2,200,000	-16%
	2A	Selwyn Rd	\$ 1,907,000	31/10/2018	\$ 1,600,000	19%
	35	Ferryhill Rd	\$ 2,255,000	31/10/2018	\$ 2,375,000	-5%
	28	Fernleigh Ave	\$ 2,270,000	19/10/2018	\$ 2,350,000	-3%
	5	Bishop St	\$ 2,300,000	31/10/2018	\$ 2,650,000	-13%
	17	Merivale Ave	\$ 2,690,000	13/10/2018	\$ 2,325,000	16%
	7	Coronation Rd	\$ 2,778,888	31/10/2018	\$ 2,900,000	-4%
	159	Gillies Ave	\$ 3,000,000	12/10/2018	\$ 2,900,000	3%
			\$ 37,433,388		\$ 39,200,000	-5%

Number of Sales 24
Number sales below QV 14

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.