

Comparing Selling Prices to Current Valuations

October 2018 - Mt Eden

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
12	49	Esplanade Rd	\$ 410,000	9/10/2018	\$ 400,000	2%
7	3	Sherbourne Rd	\$ 441,000	26/10/2018	\$ 410,000	8%
5	60	Grange Rd	\$ 520,000	31/10/2018	\$ 510,000	2%
5	53	Grange Rd	\$ 620,000	31/10/2018	\$ 650,000	-5%
206	11	Fenton St	\$ 785,000	31/10/2018	\$ 790,000	-1%
2	5	Rewa Rd	\$ 869,800	31/10/2018	\$ 840,000	4%
	25N	George St	\$ 890,000	3/10/2018	\$ 940,000	-5%
1	11	Dunbar Rd	\$ 1,260,000	17/10/2018	\$ 1,180,000	7%
	8	Springwood Pl	\$ 1,300,000	31/10/2018	\$ 890,000	46%
	2	Telford Ave	\$ 1,395,000	2/10/2018	\$ 1,100,000	27%
	5	Peary Rd	\$ 1,500,000	31/10/2018	\$ 1,425,000	5%
	3	Kain St	\$ 1,505,000	31/10/2018	\$ 1,220,000	23%
	744	Mount Eden Rd	\$ 1,555,000	10/10/2018	\$ 1,450,000	7%
	40	Marsden Ave	\$ 1,607,000	31/10/2018	\$ 1,675,000	-4%
	25	Volcanic St	\$ 1,680,000	31/10/2018	\$ 1,525,000	10%
	19A	Valley Rd	\$ 1,690,000	25/10/2018	\$ 1,850,000	-9%
	28	Halston Rd	\$ 1,725,000	31/10/2018	\$ 1,600,000	8%
	571B	Mount Eden Rd	\$ 1,748,000	31/10/2018	\$ 1,775,000	-2%
	55	Calgary St	\$ 1,810,000	15/10/2018	\$ 1,650,000	10%
	24	Watling St	\$ 1,840,000	31/10/2018	\$ 1,875,000	-2%
	3	Atanga Ave	\$ 1,845,000	31/10/2018	\$ 1,975,000	-7%
	43	Mont Le Grand Rd	\$ 1,925,000	15/10/2018	\$ 2,075,000	-7%
			\$ 28,920,800		\$ 27,805,000	4%

Number of Sales 22

Number sales below QV 9

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.