

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

November 2018 - Epsom

Unit	Number	Road Name	Sale Price	Sale Date	CV	Variation
5	44	Saint Andrews Rd	\$ 345,000	28/11/2018	\$ 440,000	-22%
	67	Buckley Rd	\$ 810,000	30/11/2018	\$ 860,000	-6%
	43132	Onslow Ave	\$ 850,000	21/11/2018	\$ 1,000,000	-15%
	32A	Hollywood Ave	\$ 900,000	30/11/2018	\$ 1,200,000	-25%
4	18	King Edward Ave	\$ 910,000	7/11/2018	\$ 810,000	12%
	43101	Onslow Ave	\$ 920,000	21/11/2018	\$ 1,000,000	-8%
23	123	Owens Rd	\$ 950,000	30/11/2018	\$ 1,000,000	-5%
2	549	Manukau Rd	\$ 1,000,000	23/11/2018	\$ 1,080,000	-7%
	1	Orakau Ave	\$ 1,080,000	30/11/2018	\$ 1,425,000	-24%
A	80	Onslow Ave	\$ 1,100,000	12/11/2018	\$ 1,300,000	-15%
	79	Pah Rd	\$ 1,148,000	30/11/2018	\$ 1,200,000	-4%
	2A	Hollywood Ave	\$ 1,310,000	30/11/2018	\$ 1,340,000	-2%
	2	Greenfield Rd	\$ 1,450,000	30/11/2018	\$ 1,320,000	10%
	81A	Market Rd	\$ 1,540,000	2/11/2018	\$ 1,575,000	-2%
	17a	Buckley Rd	\$ 1,655,000	8/11/2018	\$ 2,150,000	-23%
	23	Domett Ave	\$ 1,785,000	30/11/2018	\$ 2,025,000	-12%
	42	Cornwall Park Ave	\$ 1,988,000	30/11/2018	\$ 2,000,000	-1%
	36	Buckley Rd	\$ 2,015,000	30/11/2018	\$ 2,075,000	-3%
A	30	Torrance St	\$ 2,057,000	29/11/2018	\$ 2,300,000	-11%
	4A	Cornwall Park Ave	\$ 2,138,000	30/11/2018	\$ 2,225,000	-4%
	39	Mount Saint John Ave	\$ 2,146,000	9/11/2018	\$ 2,975,000	-28%
	88	The Drive	\$ 2,280,000	30/11/2018	\$ 2,150,000	6%
	91	Onslow Ave	\$ 2,300,000	30/11/2018	\$ 2,400,000	-4%
	29A	Wapiti Ave	\$ 2,400,000	30/11/2018	\$ 2,450,000	-2%
	2A	Cornwall Park Ave	\$ 2,500,000	6/11/2018	\$ 2,800,000	-11%
	9	Greenfield Rd	\$ 2,601,000	5/11/2018	\$ 2,100,000	24%
	53	Onslow Ave	\$ 3,050,000	13/11/2018	\$ 4,000,000	-24%
	21	Albury Ave	\$ 3,270,000	30/11/2018	\$ 3,050,000	7%
			\$ 46,498,000		\$ 50,250,000	-7%

Number of Sales 28  
Number sales below QV 25

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.