

# Comparing Selling Prices to Current Valuations

February 2019 - Epsom

Road Name	Sale Price	Sale Date	CV	Variation
4/11 Owens Road, Epsom, Auckland	\$ 634,500	25/02/2019	\$ 630,000	1%
G03/10 Lion Place, Epsom, Auckland	\$ 817,500	27/02/2019	\$ 850,000	-4%
31 Wapiti Avenue, Epsom, Auckland	\$ 875,000	2/02/2019	\$ -	
3/7 Goldsmith Road, Epsom, Auckland	\$ 885,000	15/02/2019	\$ 870,000	2%
6 B Gorrie Avenue, Epsom, Auckland	\$ 920,500	4/02/2019	\$ 1,020,000	-10%
407/64 Great South Road, Epsom, Auckland	\$ 1,080,000	18/02/2019	\$ -	
1/30 Buckley Road, Epsom, Auckland	\$ 1,118,000	19/02/2019	\$ -	
58/218 Green Lane West, Epsom, Auckland	\$ 1,232,000	1/02/2019	\$ -	
108/64 Great South Road, Epsom, Auckland	\$ 1,240,000	11/02/2019	\$ -	
Lot 1/40 Pah Road, Epsom, Auckland	\$ 1,510,000	18/02/2019	\$ -	
37 Pah Road, Epsom, Auckland	\$ 1,586,500	25/02/2019	\$ 1,675,000	-5%
1/12 Kipling Avenue, Epsom, Auckland	\$ 1,600,000	19/02/2019	\$ 1,400,000	14%
55 The Drive, Epsom, Auckland	\$ 2,050,000	12/02/2019	\$ 2,175,000	-6%
6 Bishop Street, Epsom, Auckland	\$ 2,450,000	26/02/2019	\$ -	
14 Morvern Road, Epsom, Auckland	\$ 4,060,000	13/02/2019	\$ 3,200,000	27%
101 Mountain Road, Epsom, Auckland	\$ 4,205,000	13/02/2019	\$ 3,800,000	11%
	\$ 26,264,000		\$ 15,620,000	68%

Number of Sales

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*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.*