

SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$915,000 to \$1,070,000	Median	\$1,035,000	Mean	\$1,008,333	For the property at the median, the sale price was 52.3% above CV.
C.V	\$600,000 to \$760,000	Median	\$680,000	Mean	\$678,333	



12B TIROMOANA ROAD, RAUMATI SOUTH, KAPITI COAST

3 bedrooms, 1 bathroom, 2 cars

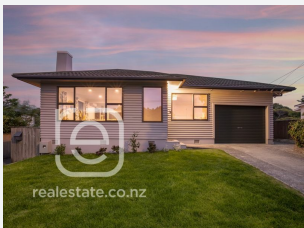
Last Sold	\$1,050,000 - 30 Mar 22	Floor Area	140 m ²
Capital Value	\$690,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$310,000 - 15 Aug 20	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	450 m ²		



39 DALE ROAD, RAUMATI SOUTH, KAPITI COAST

4 bedrooms, 2 bathrooms, 2 cars

Last Sold	\$1,045,000 - 18 Mar 22	Floor Area	210 m ²
Capital Value	\$760,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$360,000 - 15 Aug 20	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999
Land Area	809 m ²		



212 ROSETTA ROAD, RAUMATI SOUTH, KAPITI COAST

4 bedrooms, 2 bathrooms, 1 car

Last Sold	\$1,070,000 - 11 Mar 22	Floor Area	190 m ²
Capital Value	\$670,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$530,000 - 15 Aug 20	Walls	Mixed Material
Land Use	Residence	Building Age	Prior to 1920 - exact age unknown
Land Area	845 m ²		



42 POPLAR AVENUE, RAUMATI SOUTH, KAPITI COAST

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Last Sold	\$945,000 - 11 Mar 22	Floor Area	130 m ²
Capital Value	\$710,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$435,000 - 15 Aug 20	Walls	Fibre Cement
Land Use	Residence	Building Age	1960-1969
Land Area	835 m ²		



40 MARGARET ROAD, RAUMATI BEACH, KAPITI COAST

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Last Sold	\$915,000 - 25 Feb 22	Floor Area	100 m ²
Capital Value	\$600,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$440,000 - 15 Aug 20	Walls	Fibre Cement
Land Use	Residence	Building Age	1950-1959
Land Area	809 m ²		



31 DALE ROAD, RAUMATI SOUTH, KAPITI COAST

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Last Sold	\$1,025,000 - 09 Feb 22	Floor Area	110 m ²
Capital Value	\$640,000 - 15 Aug 20	Roof	Steel/G-Iron
Land Value	\$390,000 - 15 Aug 20	Walls	Fibre Cement
Land Use	Residential	Building Age	1980-1989
Land Area	809 m ²		