

COMPARABLE SALES

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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	\$557,500 to \$775,000	Median	\$695,000	Mean	\$687,800
C.V	\$580,000 to \$810,000	Median	\$700,000	Mean	\$699,333

For the property at the median, the sale price was 1.4% above CV.



13 Grand View Road, Kamo, Whangarei

4

Last Sold	\$705,000 - 02 May 25	Floor Area	230 m ²
Capital Value	\$670,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999
Land Area			



118A Whau Valley Road, Whau Valley, Whangarei

3 3 4

Last Sold	\$682,000 - 14 Apr 25	Floor Area	211 m ²
Capital Value	\$720,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$350,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1980-1989
Land Area	438 m ²		



14 Magnolia Avenue, Kamo, Whangarei

3 1 3

Last Sold	\$639,000 - 20 Mar 25	Floor Area	140 m ²
Capital Value	\$700,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1980-1989
Land Area	600 m ²		

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**16 Barclay Place, Kamo, Whangarei**

3 1 6

Last Sold	\$750,000 - 20 Mar 25	Floor Area	160 m²
Capital Value	\$740,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$435,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1970-1979
Land Area	758 m²		

**6 Fisher Terrace, Kamo, Whangarei**

3 1 1

Last Sold	\$750,000 - 28 Feb 25	Floor Area	180 m²
Capital Value	\$720,000 - 01 Jul 24	Roof	Aluminum
Land Value	\$385,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1970-1979
Land Area	959 m²		

**4 St Andrews Place, Kamo, Whangarei**

4 2 6

Last Sold	\$775,000 - 20 Feb 25	Floor Area	320 m²
Capital Value	\$810,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$450,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1990-1999
Land Area	1,210 m²		

**18 Wakelin Street, Kamo, Whangarei**

3 1 2

Last Sold	\$657,000 - 12 Feb 25	Floor Area	200 m²
Capital Value	\$660,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979
Land Area	1,012 m²		

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**365 Kamo Road, Kamo, Whangarei**

5 2 4

Last Sold	\$750,000 - 11 Feb 25	Floor Area	238 m²
Capital Value	\$810,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$300,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	560 m²		

**12 Cambridge Street, Kamo, Whangarei**

5 2 1

Last Sold	\$756,000 - 12 Dec 24	Floor Area	196 m²
Capital Value	\$700,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$355,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	731 m²		

**8 Hoey Street, Kamo, Whangarei**

4 2 5

Last Sold	\$650,000 - 02 Dec 24	Floor Area	210 m²
Capital Value	\$700,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$350,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1960-1969
Land Area	809 m²		

**208A Fairway Drive, Kamo, Whangarei**

2 1 4

Last Sold	\$615,000 - 01 Dec 24	Floor Area	140 m²
Capital Value	\$580,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$265,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1980-1989
Land Area			

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**14 Adams Place, Kamo, Whangarei**

3 1 1

Last Sold	\$615,500 - 21 Nov 24	Floor Area	130 m²
Capital Value	\$600,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	706 m²		

**54 Te Paka Crescent, Kamo, Whangarei**

4 1 3

Last Sold	\$695,000 - 18 Nov 24	Floor Area	120 m²
Capital Value	\$630,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1960-1969
Land Area	809 m²		

**6 Sierra Avenue, Kamo, Whangarei**

4 1 6

Last Sold	\$720,000 - 05 Nov 24	Floor Area	160 m²
Capital Value	\$700,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$400,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	890 m²		

**22 Tuhangi Street, Kamo, Whangarei**

4 2 2

Last Sold	\$557,500 - 06 Sep 17	Floor Area	260 m²
Capital Value	\$750,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1960-1969
Land Area	840 m²		

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