

# 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	<b>\$1,272,000 to \$1,450,000</b>	Median	<b>\$1,337,500</b>	Mean	<b>\$1,337,625</b>
C.V	<b>\$1,150,000 to \$1,375,000</b>	Median	<b>\$1,287,500</b>	Mean	<b>\$1,290,000</b>

For the property at the median, the sale price was 3.4% above CV.



## 58 Ketenikau Road, Kamo, Whangarei

4 3 12

Last Sold	<b>\$1,340,000 - 22 May 25</b>	Floor Area	<b>265 m<sup>2</sup></b>
Capital Value	<b>\$1,300,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$370,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2010-2019</b>
Land Area	<b>2,500 m<sup>2</sup></b>		



## 5 Keystone Place, Kamo, Whangarei

4 3 8

Last Sold	<b>\$1,450,000 - 19 May 25</b>	Land Area	<b>3,973 m<sup>2</sup></b>
Capital Value	<b>\$1,275,000 - 01 Jul 24</b>	Floor Area	<b>242 m<sup>2</sup></b>
Land Value	<b>\$530,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Use	<b>Residence</b>	Walls	<b>Brick</b>
		Building Age	



## 24 Woodlea Lane (Pvt), Kamo, Whangarei

4 3 10

Last Sold	<b>\$1,335,000 - 23 Dec 24</b>	Floor Area	<b>242 m<sup>2</sup></b>
Capital Value	<b>\$1,325,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$450,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2020-2029</b>
Land Area	<b>2,486 m<sup>2</sup></b>		

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### 95 Three Mile Bush Road, Kamo, Whangarei 5 2 5

Last Sold	\$1,302,000 - 12 Dec 24	Floor Area	280 m <sup>2</sup>
Capital Value	\$1,255,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$385,000 - 01 Jul 21	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1910-1919
Land Area	1,512 m <sup>2</sup>		



### 4 Cornerstone Place, Kamo, Whangarei 3 2 3

Last Sold	\$1,367,000 - 09 Dec 24	Floor Area	225 m <sup>2</sup>
Capital Value	\$1,365,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$490,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residential	Building Age	2010-2019
Land Area	2,354 m <sup>2</sup>		



### 28 Ketenikau Road, Kamo, Whangarei 5 3 2

Last Sold	\$1,295,000 - 09 Dec 24	Floor Area	276 m <sup>2</sup>
Capital Value	\$1,375,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	886 m <sup>2</sup>		




### 370 Three Mile Bush Road, Kamo, Whangarei 4 2 2

Last Sold	\$1,272,000 - 02 Oct 24	Floor Area	219 m <sup>2</sup>
Capital Value	\$1,150,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$520,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	4,545 m <sup>2</sup>		

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14 Wai Kanapa Lane (Pvt), Ngararatunua, Whangarei 2

Last Sold

\$1,340,000 - 14 Aug 24

Floor Area

250 m<sup>2</sup>

Capital Value

\$1,275,000 - 01 Jul 24

Roof

Steel/G-Iron

Land Value

\$445,000 - 01 Jul 24

Walls

Mixed Material

Land Use

Residential

Building Age

2010-2019

Land Area

2,492 m<sup>2</sup>

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