

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	\$580,000 to \$730,000	Median	\$639,000	Mean	\$642,357	For the property at the median, the sale price was 0.8% below CV.
C.V	\$510,000 to \$700,000	Median	\$655,000	Mean	\$633,571	



1B Fearn Street, Kamo, Whangarei



Last Sold	\$580,000 - 12 Jun 25	Floor Area	120 m ²
Capital Value	\$510,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$255,000 - 01 Jul 24	Walls	Brick
Land Use	Unit	Building Age	1980-1989
Land Area			



284A Kamo Road, Whangarei



Last Sold	\$585,000 - 30 May 25	Floor Area	123 m ²
Capital Value	\$590,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 24	Walls	Aluminum
Land Use	Residence	Building Age	1970-1979
Land Area	804 m ²		



13 Grand View Road, Kamo, Whangarei



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			

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**11 Fisher Terrace, Kamo, Whangarei**

3 1 4

Last Sold	\$642,500 - 20 Mar 25	Floor Area	140 m²
Capital Value	\$660,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1960-1969
Land Area	809 m²		

**279 Kamo Road, Whau Valley, Whangarei**

3 1 8

Last Sold	\$615,000 - 16 May 25	Floor Area	130 m²
Capital Value	\$655,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$455,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	1950-1959
Land Area	1,088 m²		

**145 Whau Valley Road, Whau Valley, Whangarei**

3 1 5

Last Sold	\$730,000 - 17 Apr 25	Floor Area	100 m²
Capital Value	\$650,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$450,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residential	Building Age	1960-1969
Land Area	1,072 m²		

**14 Magnolia Avenue, Kamo, Whangarei**

3 1 3

Last Sold	\$639,000 - 20 Mar 25	Floor Area	140 m²
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 m²		

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