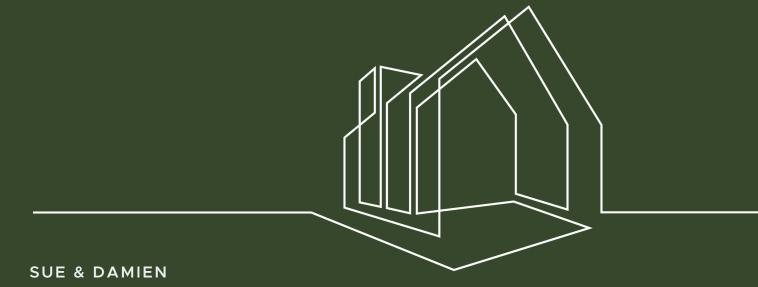
COMPARABLE SALES



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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	\$965,000 to \$1,272,000	Median	\$1,050,000	Mean	\$1,069,111	For the property at the median,
C.V	\$910,000 to \$1,650,000	Median	\$1,075,000	Mean	\$1,102,777	the sale price was 2.9% above CV.



52 Lamont	Drive (Pvt), Kamo, V	Vhangarei	 5	3	← 6
Last Sold Capital Value	\$1,050,000 - 07 Mar 25 \$1,650,000 - 01 Jul 24	Floor Area	1.0400 488 m	2	
Land Value Land Use	\$510,000 - 01 Jul 24 Lifestyle Blocks Farmlet	Roof Walls Building Age	Tile Pi Mixed 1990-1	Materia	I

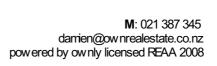


306A Pipiwa	ai Road, Ngararatun	ua, Whang	mei3 ∫ 3 3	••• 12
Last Sold	\$1,040,000 - 12 Dec 24	Floor Area Roof	187 m² Tile Profile	
Capital Value Land Value Land Use Land <i>A</i> rea	\$910,000 - 01 Jul 24 \$465,000 - 01 Jul 24 Lifestyle 1.8170 ha	Walls Building Age	Brick 2000-2009	



Last Sold	\$995,000 - 08 Oct 24	Floor Area	214 m²	
Capital Value	\$1,100,000 - 01 Jul 24	Roof Walls	Steel/G-Iron Mixed Material	
Land Value Land Use	\$415,000 - 01 Jul 24 Residence	Building Age	2000-2009	
Land Area	4,289 m ²			

PREPARED BY: Damien Davis







370 Three Mile Bush Road, Kamo, Whanga 12 2 2 2

Last Sold \$1,272,000 - 02 Oct 24 Floor Area

Capital Value \$1,150,000 - 01 Jul 24
Land Value \$520,000 - 01 Jul 24
Land Use Lifestyle
Land Area 4,545 m²

Floor Area 219 m²
Roof Tile Profile
Walls Brick
Building Age 2000-2009



24 Finlayson Road, Matarau, Whangarei

Last Sold \$1,060,000 - 23 Sep 24 Land Area Floor Area
Capital Value \$1,030,000 - 01 Jul 24

Land Value \$385,000 - 01 Jul 24
Land Use Lifestyle
Blocks Farmlet

Land Area 4,064 m²
Floor Area 220 m²
Roof Tile Profile
Walls Brick
Building Age 2000-2009

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1 5 **1** 2 **1** € 8



893 Three Mile Bush Road, Ruatangata West, Mhangare i 🎧 7

Last Sold \$1,150,000 - 02 Sep 24 Floor Area Roof Tile Profile
Capital Value Land Value Land Use Lifestyle \$1,120,000 - 01 Jul 24 Building Age 2000-2009



22 Conifer Grove, Kamo, Whangarei

4,210 m²

Land Area

Floor Area 202 m²
Roof Tile Profile
Walls Brick
Building Age 2010-2019

PREPARED BY: Damien Davis

M: 021 387 345 damien@ownrealestate.co.nz powered by ownly licensed REAA 2008



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19 Stoneybrook Lane (Pvt), Kamo, Whanga 🖛 4 📜 3 🚗 9

st Sold \$1,110,000 - 21 Jun 24 Floor Area

Capital Value \$1,075,000 - 01 Jul 24 \$430,000 - 01 Jul 24 Residence 2,361 m²

Floor Area 263 m²
Roof Tile Profile
Walls Brick
Building Age 2000-2009



70 Forest View Road, Kamo, Whangarei

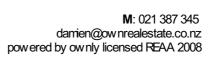
\$980,000 - 31 May 24

Capital Value \$950,000 - 01 Jul 24
Land Value \$450,000 - 01 Jul 24
Land Use Residence
Land Area 2,567 m²

Last Sold

Floor Area 198 m²
Roof Tile Profile
Walls Brick
Building Age 1990-1999

PREPARED BY: Damien Davis





NOTES

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