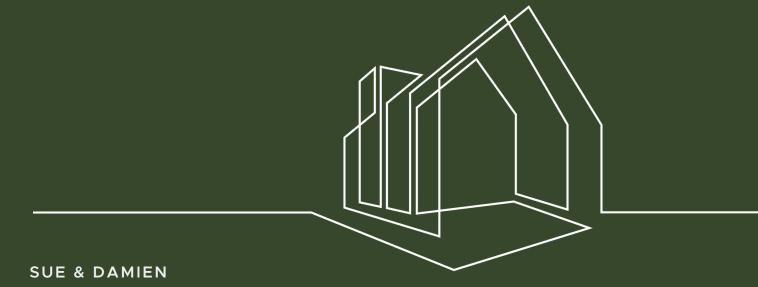
COMPARABLE SALES



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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	\$950,000 to \$1,100,000	Median	\$985,000	Mean	\$993,409	For the property at the median, the sale price was 1.5% below CV.
C.V	\$930,000 to \$1,125,000	Median	\$1,025,000	Mean	\$1,021,363	



8 Erin Jane Place (Pvt), One Tree Point, Whanhare 2 4

Capital Value **Land Value** Land Use Land Area

Last Sold

\$1,050,000 - 01 Jul 24 \$410,000 - 01 Jul 24 Residence 641 m²

\$1,100,000 - 20 Sep 24 Floor Area

Roof Walls Building Age

223 m² Stone **Mixed Material** 2010-2019



33 Karoro Road, One Tree Point, Whangard 4 💆 2 🚗 2

Last Sold \$1,025,000 - 01 Jul 24 **Capital Value** \$435,000 - 01 Jul 24 Land Value Land Use

Residence 714 m²

\$1,062,500 - 09 Aug 24 Floor Area 217 m² Steel/G-Iron **Mixed Material** Walls Building Age 2010-2019



18 Maturiki Drive, One Tree Point, Whanga 1873 💆 2 🗪 2

Last Sold Capital Value Land Value Land Use Land Area

Land Area

\$1.100.000 - 01 Jul 24 \$450,000 - 01 Jul 24 Residential 803 m²

\$1,000,000 - 04 Mar 25 Floor Area Roof Walls Building Age 203 m² Tile Profile **Mixed Material** 2020-2029

PREPARED BY: Sue Maich

P: 021793822 sue@ownrealestate.co.nz powered by ownly (licensed REA 2008)





104 Kaurinui Crescent, One Tree Point, What are 3 🖚 4

\$995,000 - 12 Dec 24 Last Sold

Capital Value Land Value Land Use

Land Area

Land Area

\$940,000 - 01 Jul 24 \$330,000 - 01 Jul 24 Residence 600 m²

Floor Area Roof Walls Building Age

Tile Profile Mixed Material 2020-2029



18 Korimako Lane (Pvt), One Tree Point, Whangaran 2 6 4

\$990,000 - 01 Jun 25 Last Sold Capital Value \$940.000 - 01 Jul 24 \$330,000 - 01 Jul 24 Land Value Residential Land Use 599 m² Land Area

Floor Area Roof Walls Building Age

200 m² Steel/G-Iron **Brick** 2020-2029



48 Waitemata Drive, One Tree Point, Whangare 3

\$985,000 - 25 Feb 25 Last Sold **Capital Value** \$470,000 - 01 Jul 24 Land Value Land Use Residence

\$1,000,000 - 01 Jul 24 637 m²

Floor Area Roof Walls

Steel/G-Iron Wood (incl Weatherboard)

178 m²

Building Age 2010-2019



20 Maturiki Drive, One Tree Point, Whanga 14 💆 2 🚗 2

\$975,000 - 04 Aug 25 Last Sold \$1,075,000 - 01 Jul 24 Capital Value Land Value \$450.000 - 01 Jul 24 Residence Land Use

634 m² Land Area

Floor Area Roof Walls Building Age

219 m² Steel/G-Iron **Mixed Material** 2020-2029

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P: 021793822 sue@ownrealestate.co.nz powered by ownly (licensed REA 2008)





38 Bermuda Place, One Tree Point, Whang



Last Sold

\$965,000 - 16 Dec 24

Floor Area Roof

198 m² **Tile Profile**

Capital Value Land Value Land Use Land Area

\$1,000,000 - 01 Jul 24 \$400,000 - 01 Jul 24 Residence 665 m²

Walls Building Age

Brick 2010-2019



2 Paradise Point Place, One Tree Point, Whanty are 2 2 2

Last Sold

\$955,000 - 21 Mar 25

Floor Area Roof

182 m²

Capital Value Land Value Land Use Land Area

Land Use

Land Area

\$1.050.000 - 01 Jul 24 \$425,000 - 01 Jul 24 Residence 575 m²

Walls Building Age

Tile Profile **Mixed Material** 2010-2019



76 Stace Hopper Drive, One Tree Point, Whengare 2 2 2



\$950,000 - 02 May 25 Last Sold

758 m²

\$1,125,000 - 01 Jul 24 Capital Value \$490,000 - 01 Jul 24 Land Value Residence

Roof Walls

Floor Area

216 m² Steel/G-Iron Wood (incl Weatherboard)

Building Age 2010-2019



\$950,000 - 12 Feb 25 Last Sold

\$930.000 - 01 Jul 24 Capital Value Land Value \$330.000 - 01 Jul 24 Residential Land Use

Floor Area Roof Walls Building Age

Land Area

600 m² 193 m² Steel/G-Iron **Mixed Material**

PREPARED BY: Sue Maich

P: 021793822 sue@ownrealestate.co.nz powered by ownly (licensed REA 2008)



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