

COMPARABLE SALES



SUE & DAMIEN

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REAL ESTATE

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, Whangarei 2 2 4

Last Sold	\$1,100,000 - 20 Sep 24	Floor Area	223 m²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Stone
Land Value	\$410,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	641 m²		



33 Karoro Road, One Tree Point, Whangarei 4 2 2

Last Sold	\$1,062,500 - 09 Aug 24	Floor Area	217 m²
Capital Value	\$1,025,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$435,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	714 m²		



18 Maturiki Drive, One Tree Point, Whangarei 3 2 2

Last Sold	\$1,000,000 - 04 Mar 25	Floor Area	203 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$450,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	803 m²		

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104 Kaurinui Crescent, One Tree Point, Whangarei 4 3 4

Last Sold	\$995,000 - 12 Dec 24	Floor Area	197 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$330,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2020-2029
Land Area	600 m²		



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

Last Sold	\$990,000 - 01 Jun 25	Floor Area	200 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$330,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	2020-2029
Land Area	599 m²		



48 Waitemata Drive, One Tree Point, Whangarei 3 2 4

Last Sold	\$985,000 - 25 Feb 25	Floor Area	178 m²
Capital Value	\$1,000,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$470,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2010-2019
Land Area	637 m²		




20 Maturiki Drive, One Tree Point, Whangarei 4 2 2

Last Sold	\$975,000 - 04 Aug 25	Floor Area	219 m²
Capital Value	\$1,075,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$450,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2020-2029
Land Area	634 m²		

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38 Bermuda Place, One Tree Point, Whangarei 🚗 3 🚿 2 🚗 4

Last Sold	\$965,000 - 16 Dec 24	Floor Area	198 m²
Capital Value	\$1,000,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$400,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	665 m²		




2 Paradise Point Place, One Tree Point, Whangarei 🚗 4 🚿 2 🚗 2

Last Sold	\$955,000 - 21 Mar 25	Floor Area	182 m²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$425,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	575 m²		



76 Stace Hopper Drive, One Tree Point, Whangarei 🚗 4 🚿 2 🚗 2

Last Sold	\$950,000 - 02 May 25	Floor Area	216 m²
Capital Value	\$1,125,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$490,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2010-2019
Land Area	758 m²		



25 Kapiakauri Road, One Tree Point, Whangarei 🚗 4 🚿 2 🚗 4

Last Sold	\$950,000 - 12 Feb 25	Land Area	600 m²
Capital Value	\$930,000 - 01 Jul 24	Floor Area	193 m²
Land Value	\$330,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Residential	Walls	Mixed Material
		Building Age	

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