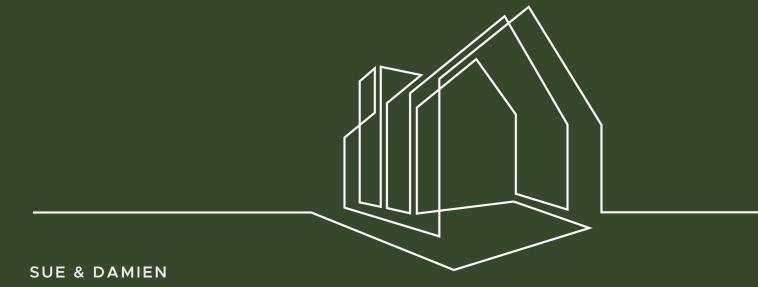
COMPARABLE SALES



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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	\$1,400,000 to \$1,980,000	Median	\$1,676,000	Mean	\$1,647,625	For the property at the median,
C.V	\$1,250,000 to \$1,900,000	Median	\$1,440,000	Mean	\$1,485,000	the sale price was 12.9% above CV.



39 Heartsto	ne Place, Kamo, Wh	nangarei	 4	2	← 4
Last Sold Capital Value Land Value Land Use Land Area	\$1,400,000 - 03 Jun 25 \$1,250,000 - 01 Jul 24 \$500,000 - 01 Jul 24 Residence 2,005 m ²	Floor Area Roof Walls Building Age	235 m² Tile Pro Brick 2010-20	ofile	



5 Keystone	Place, Kamo, Whan	garei	- 4	3	~ 8
Last Sold	\$1,450,000 - 19 May 25	Land Area	3,973		
Capital Value	\$1,275,000 - 01 Jul 24 \$530,000 - 01 Jul 24	Floor Area Roof Walls	242 m² Steel/G-Iron Brick		
Land Use	Residence	Building Age			



414 Three N	lile Bush Road, Kan	no, Whanga	Ne=15 = 3	
Last Sold	\$1,980,000 - 11 Apr 25		363 m²	
Capital Value Land Value Land Use Land <i>A</i> rea	\$1,550,000 - 01 Jul 24 \$485,000 - 01 Jul 24 Residence 4,035 m ²	Roof Walls Building Age	Steel/G-Iron Fibre Cement 2010-2019	

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587D Crane Road, Kauri, Whangarei





Last Sold Capital Value

Land Value

Land Use

\$1,800,000 - 16 Sep 24 Land Area

\$1,530,000 - 01 Jul 24 \$475,000 - 01 Jul 24

Lifestyle **Blocks Farmlet**

Floor Area Roof Walls Building Age

1.0814 ha 304 m² Steel/G-Iron **Fibre Cement** 2010-2019



523 State Highway 14, Maunu, Whangarei 🗀 3 🚾 2 🚗 3







Last Sold

Capital Value Land Value Land Use 7.540 m² Land Area

\$1,687,000 - 09 Sep 24 Floor Area Roof \$1,900,000 - 01 Jul 24 Walls \$530,000 - 01 Jul 24 Residence

Building Age

258 m² Steel/G-Iron **Mixed Material** 2000-2009



55 Waipuna Road (Pvt), Maunu, Whangarei 5 🚾 4 🚗 2

\$1,665,000 - 01 Apr 25 Land Area Last Sold

Capital Value Land Value Land Use

\$1,325,000 - 01 Jul 24 \$425,000 - 01 Jul 24 Lifestyle **Blocks Farmlet**

Floor Area Roof Walls Building Age

2.1030 ha 338 m² Steel/G-Iron **Mixed Material** 2020-2029



20 Pukenui Road, Maunu, Whangarei





Last Sold Capital Value

\$1,350,000 - 01 Jul 24

Land Value \$385,000 - 01 Jul 24 Residence Land Use 7,740 m² Land Area

\$1,499,000 - 10 Mar 25 Floor Area Roof Walls Building Age

345 m² **Tile Profile Fibre Cement** 2010-2019

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140 Karanui Road, Kamo, Whangarei







Last Sold Capital Value \$1,700,000 - 25 Mar 24 Floor Area

Roof \$1,700,000 - 01 Jul 24 Walls Building Age

322 m² Steel/G-Iron **Mixed Material** 2010-2019

Land Value \$580,000 - 01 Jul 24 Residence Land Use Land Area 2,592 m²

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NOTES

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NOTES

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