

COMPARABLE SALES



SUE & DAMIEN

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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
C.V	\$1,250,000 to \$1,900,000	Median	\$1,440,000	Mean	\$1,485,000

For the property at the median, the sale price was 12.9% above CV.



39 Heartstone Place, Kamo, Whangarei

4 2 4

Last Sold	\$1,400,000 - 03 Jun 25	Floor Area	235 m²
Capital Value	\$1,250,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$500,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	2,005 m²		



5 Keystone Place, Kamo, Whangarei

4 3 8

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



414 Three Mile Bush Road, Kamo, Whangarei

5 3 2

Last Sold	\$1,980,000 - 11 Apr 25	Floor Area	363 m²
Capital Value	\$1,550,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$485,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	2010-2019
Land Area	4,035 m²		

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**587D Crane Road, Kauri, Whangarei**

5 4 7

Last Sold	\$1,800,000 - 16 Sep 24	Land Area	1.0814 ha
Capital Value	\$1,530,000 - 01 Jul 24	Floor Area	304 m²
Land Value	\$475,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Fibre Cement
	Blocks Farmlet	Building Age	2010-2019

**523 State Highway 14, Maunu, Whangarei**

3 2 3

Last Sold	\$1,687,000 - 09 Sep 24	Floor Area	258 m²
Capital Value	\$1,900,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$530,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	7,540 m²		

**55 Waipuna Road (Pvt), Maunu, Whangarei**

5 4 2

Last Sold	\$1,665,000 - 01 Apr 25	Land Area	2.1030 ha
Capital Value	\$1,325,000 - 01 Jul 24	Floor Area	338 m²
Land Value	\$425,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2020-2029

**20 Pukenui Road, Maunu, Whangarei**

4 3 8

Last Sold	\$1,499,000 - 10 Mar 25	Floor Area	345 m²
Capital Value	\$1,350,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$385,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	2010-2019
Land Area	7,740 m²		

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**140 Karanui Road, Kamo, Whangarei****5** **2** **4**

Last Sold	\$1,700,000 - 25 Mar 24	Floor Area	322 m²
Capital Value	\$1,700,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$580,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	2,592 m²		

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