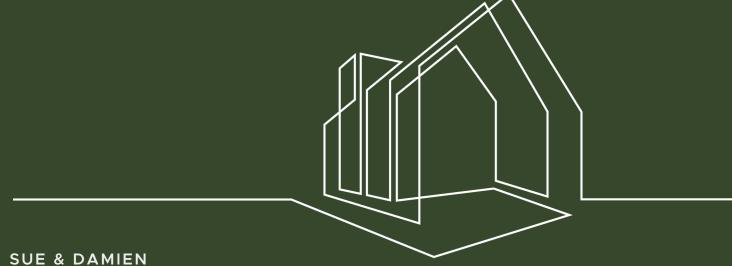
COMPARABLE SALES



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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.

Sa	ale Price	\$860,000 to \$1,200,000	Median	\$980,000	Mean	\$1,009,000	For the property at the median,
C	.V	\$880,000 to \$1,100,000	Median	\$1,000,000	Mean	\$988,000	the sale price was 0.0% below CV.



2 Rock Ridg	ge Drive, Kamo, Wha	angarei	4 2	4
Last Sold	\$1,045,000 - 19 Jun 25	Floor Area	199 m²	
Capital Value Land Value Land Use	\$1,000,000 - 01 Jul 24 \$395,000 - 01 Jul 24 Residence 603 m ²	Roof Walls Building Age	Tile Profile Mixed Material 2020-2029	



	Place, Kamo, Whan	3	□ 4 □ 2 □
Last Sold	\$980,000 - 13 Jun 25	Floor Area	240 m ²
		Roof	Tile Profile
Capital Value	\$1,000,000 - 01 Jul 24	Walls	Brick
Land Value	\$475,000 - 01 Jul 24	Building Age	2000-2009
Land Use	Residence		
Land Area	943 m²		



3 Oxford Av	venue, Kamo, Whar	ngarei	1 4 1 2	← 2
Last Sold	\$860,000 - 10 Apr 25	Floor Area Roof	210 m² Tile Profile	
Capital Value Land Value Land Use Land <i>A</i> rea	\$880,000 - 01 Jul 24 \$370,000 - 01 Jul 24 Residence 675 m ²	Walls Building Age	Brick 1990-1999	

PREPARED BY: Damien Davis

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57 Rock Ridge Drive, Kamo, Whangarei

--4

Last Sold

Capital Value

\$1,200,000 - 09 Apr 25 Floor Area

Roof Walls Building Age 218 m² Steel/G-Iron Mixed Material

Land Value Land Use Land *A*rea \$1,100,000 - 01 Jul 24 \$410,000 - 01 Jul 24 Residential 633 m² Mixed Materi 2020-2029



18 Rock Ridge Drive, Kamo, Whangarei Last Sold \$960,000 - 25 Oct 24 Floor Area

--4

Last Sold
Capital Value

Land Value

Land Use

Land Area

\$960,000 - 01 Jul 24 \$400,000 - 01 Jul 24 Residential 649 m² Floor Area Roof Walls Building Age 185 m²
Tile Profile
Mixed Material
2020-2029

PREPARED BY: Damien Davis

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