

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



2 Rock Ridge Drive, Kamo, Whangarei

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



5 Sequoia Place, Kamo, Whangarei

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



3 Oxford Avenue, Kamo, Whangarei

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Last Sold	\$860,000 - 10 Apr 25	Floor Area	210 m ²
Capital Value	\$880,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$370,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	1990-1999
Land Area	675 m ²		

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**57 Rock Ridge Drive, Kamo, Whangarei** **4**

Last Sold	\$1,200,000 - 09 Apr 25	Floor Area	218 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$410,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	633 m²		

**18 Rock Ridge Drive, Kamo, Whangarei** **4**

Last Sold	\$960,000 - 25 Oct 24	Floor Area	185 m²
Capital Value	\$960,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$400,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	649 m²		

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