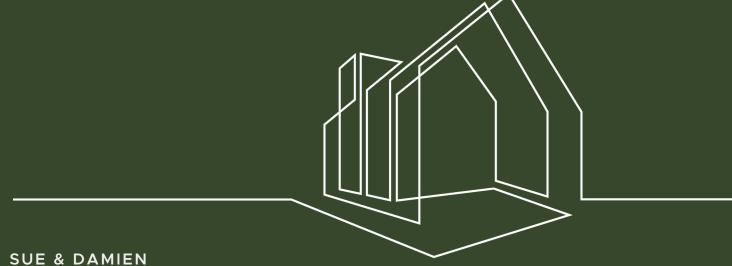
## COMPARABLE SALES



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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	\$745,000 to \$875,000	Median	\$775,000	Mean	\$792,000	For the property at the median,
C.V	\$700,000 to \$895,000	Median	\$810,000	Mean	\$801,000	the sale price was 2.2% below CV.



1 Rugby Pla	ace, Kamo, Whanga	arei	<b>□</b> 3 <b>□</b> 1 <b>○</b> 6
Last Sold	\$745,000 - 04 Jul 25	Floor Area Roof	160 m <sup>2</sup> Tile Profile
Capital Value	\$700,000 - 01 Jul 24	Walls	Wood (incl
Land Value Land Use	\$360,000 - 01 Jul 24 Residence	Building Age	Weatherboard) 1960-1969
Land Area	830 m <sup>2</sup>	Dullullig Age	1300-1303



40 Hoey Str	eet, Kamo, Whanga	arei	5 🚾 2	<del></del>	
Last Sold	\$875,000 - 05 Jun 25	Floor Area Roof	248 m² Tile Profile		
Capital Value		Walls	Brick		
Land Value	\$500,000 - 01 Jul 24 Residential	Building Age	1980-1989		
Land Use Land Area	nesidentiai 1.487 m²				



4 Cowley P	lace, Kamo, Whang	garei	<b>□</b> 4 <b>□</b> 3 <b>○</b> 6
Last Sold	\$815,000 - 16 Apr 25	Floor Area	240 m <sup>2</sup>
Capital Value Land Value Land Use Land Area	\$790,000 - 01 Jul 24 \$380,000 - 01 Jul 24 Residence 868 m <sup>2</sup>	Roof Walls Building Age	Steel/G-Iron Wood (incl Weatherboard) 1960-1969

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## 365 Kamo Road, Kamo, Whangarei







Last Sold

\$750,000 - 11 Feb 25

Floor Area Roof Walls

238 m<sup>2</sup> Steel/G-Iron

**Mixed Material** 

Capital Value Land Value Land Use Land Area

\$810,000 - 01 Jul 24 \$300,000 - 01 Jul 24 Residence 560 m<sup>2</sup>

Building Age

2000-2009



## 4 St Andrews Place, Kamo, Whangarei







\$775,000 - 20 Feb 25 Last Sold

Capital Value Land Value Land Use Land Area

\$810,000 - 01 Jul 24 \$450,000 - 01 Jul 24 Residential 1,210 m<sup>2</sup>

Floor Area Roof Walls Building Age

320 m<sup>2</sup> **Tile Profile Mixed Material** 1990-1999

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