

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



1 Rugby Place, Kamo, Whangarei

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Last Sold	\$745,000 - 04 Jul 25	Floor Area	160 m²
Capital Value	\$700,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$360,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	830 m²		



40 Hoey Street, Kamo, Whangarei

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Last Sold	\$875,000 - 05 Jun 25	Floor Area	248 m²
Capital Value	\$895,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$500,000 - 01 Jul 24	Walls	Brick
Land Use	Residential	Building Age	1980-1989
Land Area	1,487 m²		



4 Cowley Place, Kamo, Whangarei

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Last Sold	\$815,000 - 16 Apr 25	Floor Area	240 m²
Capital Value	\$790,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969
Land Area	868 m²		

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**365 Kamo Road, Kamo, Whangarei**

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Last Sold	\$750,000 - 11 Feb 25	Floor Area	238 m²
Capital Value	\$810,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$300,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	560 m²		

**4 St Andrews Place, Kamo, Whangarei**

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Last Sold	\$775,000 - 20 Feb 25	Floor Area	320 m²
Capital Value	\$810,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$450,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1990-1999
Land Area	1,210 m²		

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