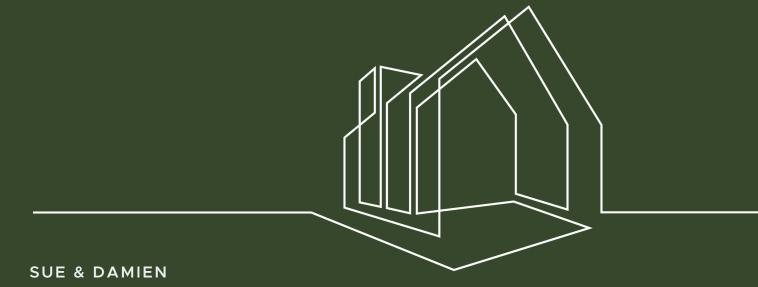
# COMPARABLE SALES



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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	\$1,120,000 to \$1,450,000	Median	\$1,200,000	Mean	\$1,252,500	For the property at the media the sale price was 0.9% above CV.
C.V	\$1,100,000 to \$1,300,000	Median	\$1,250,000	Mean	\$1,221,875	



5 Keystone	Place, Kamo, Whan	garei	<b>1</b> 4 <del>1</del> 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	8
Last Sold	\$1,450,000 - 19 May 25	Floor Area Roof	242 m² Steel/G-Iron	
Capital Value	\$1,275,000 - 01 Jul 24	Walls	Brick	
Land Value	\$530,000 - 01 Jul 24	Building Age	2020-2029	
Land Use	Residence	5 5		
Land Area	3,973 m²			



39 Heartsto	ne Place, Kamo, Wh	nangarei	<b>□</b> 4 <b>□</b> 2	<b>~</b>
Last Sold	\$1,400,000 - 03 Jun 25	Floor Area Roof	235 m² Tile Profile	
Capital Value Land Value Land Use Land <i>A</i> rea	\$1,250,000 - 01 Jul 24 \$500,000 - 01 Jul 24 Residence 2,005 m <sup>2</sup>	Walls Building Age	Brick 2010-2019	



58 Ketenika	ıu Road, Kamo, Wha	angarei	<b>4</b> 5 3 6 12
Last Sold	\$1,340,000 - 22 May 25		265 m²
Capital Value Land Value Land Use Land <i>A</i> rea	\$1,300,000 - 01 Jul 24 \$370,000 - 01 Jul 24 Residential 2,500 m <sup>2</sup>	Roof Walls Building Age	Steel/G-Iron Mixed Material 2010-2019

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#### 7A Cairn Way (Pvt), Kamo, Whangarei

**1** 4 **1** 2 **2** 2





Last Sold Capital Value

Land Value

\$1,200,000 - 13 Jun 25 Floor Area

342 m<sup>2</sup>

\$1,250,000 - 01 Jul 24 \$540,000 - 01 Jul 24

Walls Building Age

Roof

Tile Profile **Brick** 2000-2009

Residence Land Use Land Area 4,894 m<sup>2</sup>



#### 57 Rock Ridge Drive, Kamo, Whangarei

**-**4

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

633 m<sup>2</sup>

Roof

Capital Value Land Value Land Use

Land Area

\$1,100,000 - 01 Jul 24 \$410,000 - 01 Jul 24 Residential

Walls Building Age 218 m<sup>2</sup> Steel/G-Iron **Mixed Material** 2020-2029



#### 22 Georgia Lane, Kamo, Whangarei

2.000 m<sup>2</sup>

992 m<sup>2</sup>

**-**4

Capital Value Land Value

Land Use Land Area

Last Sold

\$1,175,000 - 01 Jul 24 \$420,000 - 01 Jul 24 Residential

\$1,160,000 - 12 Mar 25 Floor Area Roof Walls Building Age

263 m² Tile Profile **Mixed Material** 2000-2009



#### 12C Magnolia Avenue, Kamo, Whangarei

**□** 4 **□** 3 **□** 5





Capital Value Land Value Land Use

Land Area

Last Sold

\$1,275,000 - 01 Jul 24 \$450,000 - 01 Jul 24 Residence

\$1,150,000 - 14 Aug 25 Floor Area Roof Walls Building Age

344 m<sup>2</sup> Steel/G-Iron Roughcast, etc 2000-2009

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### 12 Northcroft Drive, Ngararatunua, Whangal 4 📜 2 🚗 6



Last Sold

\$1,120,000 - 03 Jul 25 Floor Area

Roof Walls

Building Age

Brick

Capital Value Land Value Land Use Land Area

\$1,150,000 - 01 Jul 24 \$460,000 - 01 Jul 24 Residential 3,104 m<sup>2</sup>

Tile Profile 2000-2009

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