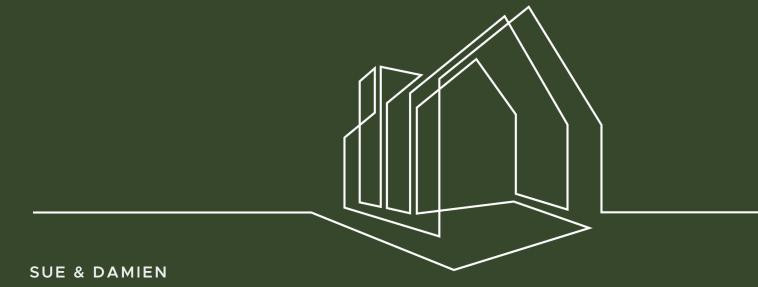
COMPARABLE SALES



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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	\$750,000 to \$1,150,000	Mean	\$894,931
C.V	\$740,000 to \$1,175,000	Mean	\$952,727



8 Roydon Drive, Ruatangata West, Whangaler 3 📜 2 🗪 2

Floor Area 154 m²
Roof Steel/G-Iron
Walls Wood (incl
Weatherboard)
Building Age 1990-1999



1179 Pipiwai Road, Ruatangata West, Whakara 🚾 2 🚗 4

\$767,250 - 23 Jun 25 135 m² Last Sold Floor Area Steel/G-Iron Roof Capital Value \$810,000 - 01 Jul 24 Wood (incl Walls \$430,000 - 01 Jul 24 **Land Value** Weatherboard) Residential I and I se 2020-2029 Building Age 2.002 m² Land Area



42 Crossett Road, Ruatangata West, Whangare 4 📜 2 🚗 2

Last Sold \$750,000 - 19 May 25

Capital Value
Land Value
Land Use
Land Area

\$750,000 - 19 May 25

\$740,000 - 01 Jul 24

\$385,000 - 01 Jul 24

Lifestyle

4.9534 ha

Floor Area 181 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 2000-2009

PREPARED BY: Damien Davis

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211 Gray Road, Kamo, Whangarei

1.2840 ha





Last Sold

\$870,000 - 01 May 25

Floor Area Roof

320 m²

Capital Value Land Value Land Use

Land Area

\$950,000 - 01 Jul 24 \$345,000 - 01 Jul 24 Lifestyle

Walls Building Age Steel/G-Iron **Fibre Cement** 1990-1999



305 Kokopu Road, Ruatangata West, Whangarei

--4

Last Sold

\$865,000 - 21 Feb 25

Floor Area Roof

Walls

204 m² Steel/G-Iron Wood (incl

Capital Value Land Value Land Use Land Area

\$880.000 - 01 Jul 24 \$330,000 - 01 Jul 24 Residential 3,245 m²

Building Age

Weatherboard) 2020-2029



45 Wood Road, Maungatapere, Whangarei 🗀 4 📜 3 🚗 2







Capital Value Land Value Land Use

Land Area

Last Sold

\$920,000 - 01 Jul 24 \$340,000 - 01 Jul 24 Lifestyle **Blocks Farmlet**

7,120 m²

\$815,000 - 20 Nov 24

Walls

Roof

Floor Area

186 m² Steel/G-Iron Wood (incl Weatherboard)

Building Age 1980-1989



52 Mckinley Road, Kokopu, Whangarei

□ 4 **□** 2 **○** 9





Last Sold

Capital Value

Land Value

Land Use

\$900,000 - 20 Nov 24

\$1,175,000 - 01 Jul 24 \$455,000 - 01 Jul 24

Lifestyle **Blocks Farmlet** Land Area Floor Area Roof Walls Building Age 5.4854 ha 205 m² Steel/G-Iron **Mixed Material** 1980-1989

PREPARED BY: Damien Davis

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572 Kara Road, Maungatapere, Whangarei 🗀 3 🗀 2

\$802,000 - 12 Nov 24 Last Sold

Capital Value Land Value Land Use

\$1,075,000 - 01 Jul 21 \$485,000 - 01 Jul 21 Lifestyle

Blocks Farmlet 5.6529 ha Land Area

144 m² Floor Area Roof

Steel/G-Iron Walls Wood (incl Weatherboard)

1990-1999 Building Age



26 Waipui Place, Ruatangata West, Whang

\$1,120,000 - 26 Sep 24 Land Area Last Sold

Capital Value Land Value Land Use

\$1,100,000 - 01 Jul 24 \$350,000 - 01 Jul 24 Lifestyle Blocks Farmlet

Floor Area Roof Walls Building Age

1.2084 ha 199 m² Steel/G-Iron **Mixed Material** 2010-2019



11 Thorburn Road, Ruatangata West, Whangarei

\$965,000 - 23 Sep 24 Last Sold

Capital Value \$920,000 - 01 Jul 24 \$370,000 - 01 Jul 24 Land Value Residence I and Use 3.985 m² Land Area

Floor Area Roof Walls

206 m² Steel/G-Iron Wood (incl Weatherboard)

4

Building Age 2000-2009



893 Three Mile Bush Road, Ruatangata West, Mhangare i 🖚 7

Last Sold \$1,120,000 - 01 Jul 24 **Capital Value** \$420,000 - 01 Jul 24 Land Value Land Use Lifestyle

Land Area 4,210 m²

\$1,150,000 - 02 Sep 24 Floor Area 223 m² Roof Walls Building Age

Tile Profile Brick 2000-2009

PREPARED BY: Damien Davis

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