

COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN
REAL ESTATE

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, Whangarei 3 2 2

Last Sold	\$840,000 - 30 Jun 25	Floor Area	154 m ²
Capital Value	\$790,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999
Land Area	1.6870 ha		



1179 Pipiwai Road, Ruatangata West, Whangarei 3 2 4

Last Sold	\$767,250 - 23 Jun 25	Floor Area	135 m ²
Capital Value	\$810,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$430,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	2020-2029
Land Area	2,002 m ²		



42 Crossett Road, Ruatangata West, Whangarei 4 2 2

Last Sold	\$750,000 - 19 May 25	Floor Area	181 m ²
Capital Value	\$740,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$385,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Lifestyle	Building Age	2000-2009
Land Area	4.9534 ha		

PREPARED BY:

Darrien Davis

M: 021 387 345

darrien@ownrealestate.co.nz

powered by ownly (licensed REA 2008)



**211 Gray Road, Kamo, Whangarei**

3 3 5

Last Sold	\$870,000 - 01 May 25	Floor Area	320 m²
Capital Value	\$950,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$345,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Lifestyle	Building Age	1990-1999
Land Area	1.2840 ha		

**305 Kokopu Road, Ruatangata West, Whangarei**

4

Last Sold	\$865,000 - 21 Feb 25	Floor Area	204 m²
Capital Value	\$880,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$330,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	2020-2029
Land Area	3,245 m²		

**45 Wood Road, Maungatapere, Whangarei**

4 3 2

Last Sold	\$815,000 - 20 Nov 24	Floor Area	186 m²
Capital Value	\$920,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle Blocks Farmlet	Building Age	1980-1989
Land Area	7,120 m²		

**52 Mckinley Road, Kokopu, Whangarei**

4 2 9

Last Sold	\$900,000 - 20 Nov 24	Land Area	5.4854 ha
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	205 m²
Land Value	\$455,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle Blocks Farmlet	Walls	Mixed Material
		Building Age	1980-1989

PREPARED BY:

Darrien Davis

M: 021 387 345

darrien@ownrealestate.co.nz

powered by ownly (licensed REA 2008)





572 Kara Road, Maungatapere, Whangarei 3 2 2

Last Sold	\$802,000 - 12 Nov 24	Floor Area	144 m²
Capital Value	\$1,075,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$485,000 - 01 Jul 21	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1990-1999
	Blocks Farmlet		
Land Area	5.6529 ha		



26 Waipui Place, Ruatangata West, Whangarei 3 3 6

Last Sold	\$1,120,000 - 26 Sep 24	Land Area	1.2084 ha
Capital Value	\$1,100,000 - 01 Jul 24	Floor Area	199 m²
Land Value	\$350,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2010-2019



11 Thorburn Road, Ruatangata West, Whangarei 4

Last Sold	\$965,000 - 23 Sep 24	Floor Area	206 m²
Capital Value	\$920,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009
Land Area	3,985 m²		



893 Three Mile Bush Road, Ruatangata West, Whangarei 4 3 7

Last Sold	\$1,150,000 - 02 Sep 24	Floor Area	223 m²
Capital Value	\$1,120,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$420,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	4,210 m²		

PREPARED BY:

Darrien Davis

M: 021 387 345

darrien@ownrealestate.co.nz

powered by ownly (licensed REA 2008)



STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.