


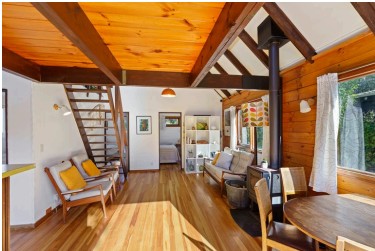



Recent Sales

1	27A RAUPARAHA STREET, WAIKANAEBEACH, WAIKANAEB, 5036		2 1 - 464m ² 72m ²	Age 1988 DOM 26	Sold \$760,000
				Capital Value \$690,000	
				Sold Date 17-Jul-25 Distance 0.43km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
2	116 TUTERE STREET, WAIKANAEBEACH, WAIKANAEB, 5036		2 1 1 809m ² 60m ²	Age 1972 DOM 23	Sold \$761,000
				Capital Value \$760,000	
				Sold Date 20-Mar-25 Distance 1.08km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
3	25 WILLIAM STREET, WAIKANAEBEACH, WAIKANAEB, 5036		2 1 1 840m ² 103m ²	Age 2024 DOM 61	Sold \$875,000
				Capital Value \$850,000	
				Sold Date 03-Apr-25 Distance 1.2km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing \$675,000	
4	33 WILLIAM STREET, WAIKANAEBEACH, WAIKANAEB, 5036		2 1 1 814m ² 93m ²	Age 1972 DOM 25	Sold \$761,500
				Capital Value \$720,000	
				Sold Date 09-Apr-25 Distance 1.27km	CV Date 01-Aug-23
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
5	184 TUTERE STREET, WAIKANAEBEACH, WAIKANAEB, 5036		2 1 2 634m ² 120m ²	Age 1979 DOM 6	Sold \$850,000
				Capital Value \$790,000	
				Sold Date 18-Dec-24 Distance 1.62km	CV Date 01-Aug-23
				First Listing \$370,000	
				Last Listing \$370,000	

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality