






Recent Sales



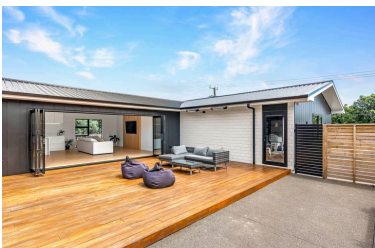

1	94 KOTARE STREET, WAIKANAЕ, 5036		4 2 2 788m ² 267m ²	Sold \$1,420,000
	Age 2023 DOM 32	Capital Value \$1,050,000		
	Sold Date 18-Jul-25 Distance 0.59km	CV Date 01-Aug-23		
	First Listing \$1,450,000			
	Last Listing Not Disclosed			
2	64 KOTARE STREET, WAIKANAЕ, 5036		3 2 2 887m ² 230m ²	Sold \$1,200,000
	Age 1979 DOM 16	Capital Value \$1,050,000		
	Sold Date 20-Feb-25 Distance 0.29km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
3	48 KOTARE STREET, WAIKANAЕ, 5036		4 2 2 832m ² 270m ²	Sold \$1,140,000
	Age 2007 DOM 49	Capital Value \$1,080,000		
	Sold Date 01-Feb-25 Distance 0.17km	CV Date 01-Aug-23		
	First Listing \$1,235,000			
	Last Listing \$1,150,000			
4	52-56 WINARA AVENUE, WAIKANAЕ, 5036		5 3 3 4,873m ² 460m ²	Sold \$2,152,000
	Age 1962 DOM 81	Capital Value \$2,020,000		
	Sold Date 10-May-25 Distance 0.46km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$3,195,000			
5	46 HUIA STREET, WAIKANAЕ, 5036		5 1 5 1,610m ² 254m ²	Sold \$1,200,000
	Age 1999 DOM 80	Capital Value \$1,200,000		
	Sold Date 01-Apr-25 Distance 0.54km	CV Date 01-Aug-23		
	First Listing \$1,290,000			
	Last Listing \$1,290,000			

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

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6	11 KAREAREA AVENUE, WAIKANAЕ, 5036		4 2 2 654m ² 176m ²	Sold	\$1,165,000
	Age	2021	DOM	105	Capital Value \$920,000
	Sold Date	28-May-25	Distance	0.52km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,175,000			
7	3 MATATA PLACE, WAIKANAЕ, 5036		3 2 2 1,317m ² 320m ²	Sold	\$1,050,000
	Age	2002	DOM	78	Capital Value \$1,200,000
	Sold Date	23-Apr-25	Distance	0.75km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,095,000			
8	55 ELIZABETH STREET, WAIKANAЕ, 5036		3 2 2 530m ² 179m ²	Sold ^{RS}	\$1,060,000
	Age	2023	DOM	25	Capital Value \$1,050,000
	Sold Date	30-Apr-25	Distance	0.92km	CV Date 01-Aug-23
	First Listing	Not Disclosed			
	Last Listing	\$1,080,000			
9	9 TAUHOU PLACE, WAIKANAЕ, 5036		3 2 1 897m ² 164m ²	Sold	\$865,000
	Age	2017	DOM	1	Capital Value \$940,000
	Sold Date	01-Jun-25	Distance	0.77km	CV Date 01-Aug-23
	First Listing	\$1,080,000			
	Last Listing	\$1,080,000			

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