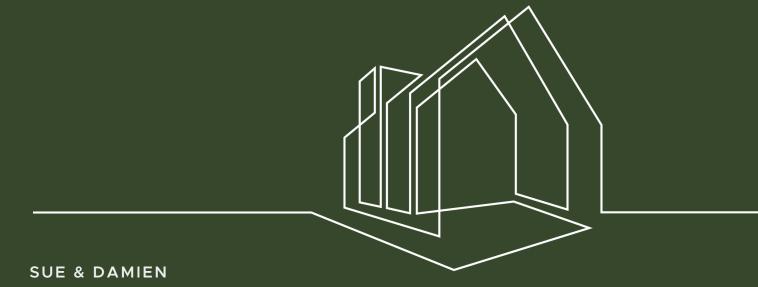
COMPARABLE SALES



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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	\$383,000 to \$450,000	Median	\$410,500	Mean	\$417,791	For the property at the median,
C.V	\$195,000 to \$550,000	Median	\$440,000	Mean	\$441,250	the sale price was 5.7% below CV.



50A Arcus Street, Raumanga, Whangarei 2 1 1 1 1					
Last Sold	\$450,000 - 28 Apr 25	Floor Area	85 m²		
		Roof	Steel/G-Iron		
Capital Value	\$450,000 - 01 Jul 24	Walls	Wood (incl		
Land Value	\$150,000 - 01 Jul 24		Weatherboard)		
Land Use	Residence	Building Age	1980-1989		
Land Area	427 m ²		1000 1000		



19 Fairburn	Street, Raumanga	, Whangarei	1 3 1 1 1 1 1 1 1 1 1 1
Last Sold Capital Value Land Value Land Use Land Area	\$450,000 - 24 Apr 25 \$410,000 - 01 Jul 24 \$190,000 - 01 Jul 24 Residence 685 m ²	Floor Area Roof Walls Building Age	100 m ² Steel/G-Iron Fibre Cement 1970-1979



152 Rauma	nga Valley Road, R	aumanga, V	Vhanga iter i 3	
Last Sold	\$445,000 - 01 Aug 25	Floor Area	140 m²	
Capital Value Land Value Land Use Land Area	\$550,000 - 01 Jul 24 \$220,000 - 01 Jul 24 Residential 801 m ²	Roof Walls Building Age	Steel/G-Iron Wood (incl Weatherboard 1960-1969	i)

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Land Area

Land Area

Land Area

66 Raumanga Heights Drive, Raumanga, Whangare 1 🚗 2

\$442,000 - 09 May 25 Last Sold Floor Area 94 m² **Tile Profile** Roof \$480,000 - 01 Jul 24 Capital Value Walls Wood (incl \$220,000 - 01 Jul 24 Land Value Weatherboard) Land Use Residence 1960-1969 Building Age 804 m²



22 Ashley Avenue, Raumanga, Whangarei 💾 4 📜 1 🚗 5

\$435,000 - 28 Mar 25 Last Sold Floor Area 110 m² Steel/G-Iron Roof Capital Value \$550.000 - 01 Jul 24 Walls Concrete \$265,000 - 01 Jul 24 Land Value 1960-1969 Building Age Residential Land Use 1,217 m² Land Area



24 Tennyson Street, Raumanga, Whangarei

\$415,000 - 06 Mar 25 100 m² Last Sold Floor Area Steel/G-Iron Roof \$365,000 - 01 Jul 24 **Capital Value** Walls **Fibre Cement** \$215,000 - 01 Jul 24 Land Value Building Age 1970-1979 Land Use Residential



32 Kahiwi Street, Raumanga, Whangarei

811 m²

\$406,000 - 18 Mar 25 170 m² Last Sold Floor Area Tile Profile Roof \$430.000 - 01 Jul 24 Capital Value **Fibre Cement** Walls Land Value \$160.000 - 01 Jul 24 1970-1979 Building Age Residential Land Use

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9A Appleton Place, Raumanga, Whangarei

Last Sold

\$405,000 - 07 Mar 25 Floor Area

Roof

90 m²

Capital Value Land Value Land Use

Land Area

\$430,000 - 01 Jul 24 \$160,000 - 01 Jul 24 Unit

Walls Building Age Steel/G-Iron Brick 1960-1969



98 Tauroa Street, Raumanga, Whangarei

\$402,500 - 12 Dec 24

Floor Area Roof

83 m² Steel/G-Iron

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Capital Value Land Value Land Use Land Area

Last Sold

Land Area

Last Sold

\$410.000 - 01 Jul 24 \$175,000 - 01 Jul 24 Residential 675 m²

Walls Building Age

Fibre Cement 1980-1989



15 Totara Place, Raumanga, Whangarei

\$390,000 - 24 Jul 25

\$550,000 - 01 Jul 24 **Capital Value** \$210,000 - 01 Jul 24 Land Value Residence Land Use

1,163 m²

Roof Walls Building Age

Floor Area

130 m² Steel/G-Iron **Fibre Cement** 1980-1989



4 Campbell Place, Raumanga, Whangarei 🗀 3 🚾 1 🚗 2

\$390,000 - 31 Mar 25 Last Sold

\$195.000 - 01 Jul 21 Capital Value Land Value \$195.000 - 01 Jul 21 Residence Land Use Land Area

674 m²

Floor Area Roof Walls Building Age

Unknown Unknown Unknown

98 m²

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26 Raumanga Valley Road, Raumanga, What are 1 6 4

ast Sold \$383,000 - 19 Dec 24

Capital Value Land Value Land Use Land Area \$475,000 - 01 Jul 24 \$190,000 - 01 Jul 24 Residential 812 m² Floor Area 100 m²
Roof Steel/G
Walls Rougho
Building Age 1950-19

Steel/G-Iron Roughcast, etc 1950-1959

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