

# COMPARABLE SALES

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**SUE & DAMIEN**

021 793 822 | 021 387 345

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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.

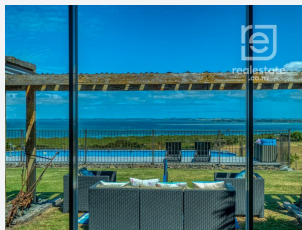
Sale Price	<b>\$1,247,500 to \$2,025,000</b>	Median	<b>\$1,525,000</b>	Mean	<b>\$1,557,083</b>
C.V	<b>\$650,000 to \$2,080,000</b>	Median	<b>\$1,510,000</b>	Mean	<b>\$1,403,333</b>

For the property at the median, the sale price was 0.0% below CV.



## 176 Tokerau Beach Road, Karikari Peninsula, Far North 3 2 2

Last Sold	<b>\$1,420,000 - 28 Nov 24</b>	Floor Area	<b>239 m<sup>2</sup></b>
Capital Value	<b>\$1,510,000 - 01 Oct 22</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$550,000 - 01 Oct 22</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2020-2029</b>
Land Area	<b>613 m<sup>2</sup></b>		



## 353 Rangiputa Road, Karikari Peninsula, Far North 3 2 2

Last Sold	<b>\$1,600,000 - 15 Aug 24</b>	Land Area	<b>6.8630 ha</b>
Capital Value	<b>\$1,510,000 - 01 Oct 22</b>	Floor Area	<b>315 m<sup>2</sup></b>
Land Value	<b>\$970,000 - 01 Oct 22</b>	Roof	<b>Steel/G-Iron</b>
Land Use	<b>Lifestyle Blocks Farmlet</b>	Walls	<b>Steel/G-Iron</b>
		Building Age	<b>2010-2019</b>



## 50 Bayside Drive, Coopers Beach, Far North 3 3 2

Last Sold	<b>\$1,247,500 - 11 Mar 25</b>	Floor Area	<b>259 m<sup>2</sup></b>
Capital Value	<b>\$1,570,000 - 01 Oct 22</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$660,000 - 01 Oct 22</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2000-2009</b>
Land Area	<b>643 m<sup>2</sup></b>		

PREPARED BY:  
Sue Maich

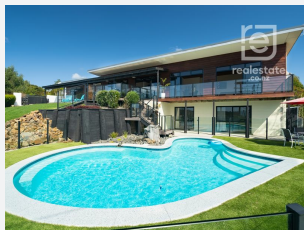
P: 021793822  
sue@ownlyrealestate.co.nz  
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### 12 Mabel Thorburn Place, Mangonui, Far North 3 3 3

Last Sold	\$1,600,000 - 30 May 24	Floor Area	152 m <sup>2</sup>
Capital Value	\$1,100,000 - 01 Oct 22	Roof	Tile Profile
Land Value	\$550,000 - 01 Oct 22	Walls	Concrete
Land Use	Residential	Building Age	1970-1979
Land Area	612 m <sup>2</sup>		



### 64A Taipa Heights Drive, Taipa, Far North 4 3 2

Last Sold	\$1,450,000 - 22 Jan 25	Floor Area	365 m <sup>2</sup>
Capital Value	\$2,080,000 - 01 Oct 22	Roof	Mixed Material
Land Value	\$700,000 - 01 Oct 22	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	2.5265 ha		



### 174A Houhora Heads Road, Pukenui, Far North 3

Last Sold	\$2,025,000 - 26 Aug 24	Land Area	1.2115 ha
Capital Value	\$650,000 - 01 Oct 22	Floor Area	85 m <sup>2</sup>
Land Value	\$420,000 - 01 Oct 22	Roof	Steel/G-Iron
Land Use	Lifestyle Blocks Farmlet	Walls	Fibre Cement
		Building Age	1980-1989

PREPARED BY:  
Sue Maich

P: 021793822  
sue@ownrealestate.co.nz  
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