

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	\$1,520,000 to \$2,850,000	Median	\$1,800,000	Mean	\$1,933,157	For the property at the median, the sale price was 19.7% above CV.
C.V	\$660,000 to \$2,300,000	Median	\$1,570,000	Mean	\$1,598,947	



41 Ketenikau Road, Kamo, Whangarei

Last Sold	\$2,640,000 - 30 Aug 24	Floor Area	330 m ²
Capital Value	\$2,200,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$1,450,000 - 01 Jul 21	Walls	Brick
Land Use	Lifestyle	Building Age	1980-1989
Land Area	4.2985 ha		



378 Three Mile Bush Road, Kamo, Whangarei 5 2 4

Last Sold	\$2,010,000 - 14 May 24	Land Area	1.1324 ha
Capital Value	\$1,675,000 - 01 Jul 21	Floor Area	420 m ²
Land Value	\$510,000 - 01 Jul 21	Roof	Tile Profile
Land Use	Lifestyle	Walls	Brick
	Blocks Farmlet	Building Age	2010-2019



36 Puriri Grange Lane, Maunu, Whangarei 4 5 12

Last Sold	\$2,000,000 - 04 Dec 23	Floor Area	330 m ²
Capital Value	\$2,290,000 - 01 Jul 21	Roof	Tile Profile
Land Value	\$680,000 - 01 Jul 21	Walls	Concrete
Land Use	Residence	Building Age	1970-1979
Land Area	4.1683 ha		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly licensed REAA 2008





589 Ngunguru Road, Glenbervie, Whangarei

4

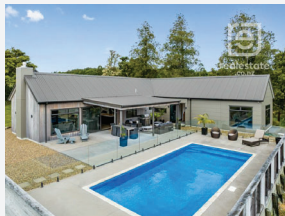
Last Sold	\$1,920,000 - 14 Mar 24	Floor Area	533 m²
Capital Value	\$1,700,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$580,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Lifestyle	Building Age	1990-1999
Land Area	1.3020 ha		



14 Summerfield Way, Parahaki, Whangarei

4 2 2

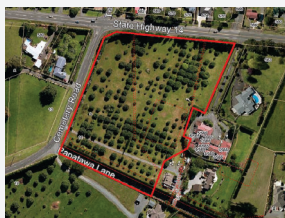
Last Sold	\$1,800,000 - 12 Dec 23	Floor Area	262 m²
Capital Value	\$1,175,000 - 01 Jul 21	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 21	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	1.7167 ha		



108 Karanui Road, Kamo, Whangarei

3 2 2

Last Sold	\$1,660,000 - 05 Feb 24	Floor Area	233 m²
Capital Value	\$1,500,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$510,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	4,323 m²		



9 Cemetery Road, Maunu, Whangarei

Last Sold	\$1,600,000 - 01 Nov 23	Floor Area	
Capital Value	\$660,000 - 01 Jul 21	Roof	Unknown
Land Value	\$610,000 - 01 Jul 21	Walls	Unknown
Land Use	Lifestyle	Building Age	1900-1909
Land Area	2.6513 ha		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly licensed REAA 2008





6 de Lisle Lane, Maungatapere, Whangarei 4 2 10

Last Sold	\$1,600,000 - 01 Jan 23	Land Area	1.5575 ha
Capital Value	\$1,275,000 - 01 Jul 21	Floor Area	266 m ²
Land Value	\$520,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Brick
	Blocks Farmlet	Building Age	2000-2009



587D Crane Road, Kauri, Whangarei 5 4 7

Last Sold	\$1,800,000 - 16 Sep 24	Land Area	1.0814 ha
Capital Value	\$1,500,000 - 01 Jul 21	Floor Area	304 m ²
Land Value	\$445,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Fibre Cement
	Blocks Farmlet	Building Age	2010-2019



0 Ngunguru Road, Glenbervie, Whangarei 3 2 6

Last Sold	\$2,850,000 - 23 Jul 24	Floor Area	337 m ²
Capital Value	\$1,570,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$570,000 - 01 Jul 21	Walls	Mixed Material
Land Use		Building Age	Unknown
Land Area	6,422 m ²		



47A Ngunguru Road, Glenbervie, Whangarei 4 2 2

Last Sold	\$1,800,000 - 18 Jul 24	Floor Area	253 m ²
Capital Value	\$1,810,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$600,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Residential	Building Age	2010-2019
Land Area	1.0115 ha		

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly licensed REAA 2008





90 Pipiwai Road, Ngararatunua, Whangarei

Last Sold	\$1,750,000 - 17 May 24	Floor Area	277 m²
Capital Value	\$1,450,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$575,000 - 01 Jul 21	Walls	Steel/G-Iron
Land Use	Lifestyle	Building Age	2010-2019
Land Area	3.5789 ha		



140 Karanui Road, Kamo, Whangarei

Last Sold	\$1,700,000 - 25 Mar 24	Floor Area	322 m²
Capital Value	\$1,625,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$525,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	2,592 m²		



589 Ngunguru Road, Glenbervie, Whangarei

Last Sold	\$1,920,000 - 22 Mar 24	Floor Area	533 m²
Capital Value	\$1,685,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$565,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Lifestyle	Building Age	Prior to 1920 - exact age unknown
	Blocks Farmlet		
Land Area	1.3020 ha		



562 Three Mile Bush Road, Kamo, Whangarei

Last Sold	\$2,095,000 - 07 Feb 24	Land Area	1.8630 ha
Capital Value	\$1,500,000 - 01 Jul 21	Floor Area	250 m²
Land Value	\$500,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2010-2019

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly licensed REAA 2008





49 Ngunguru Road, Glenbervie, Whangarei 5 3 3

Last Sold	\$1,800,000 - 07 Feb 24	Floor Area	421 m²
Capital Value	\$1,665,000 - 01 Jul 21	Roof	Tile Profile
Land Value	\$640,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	1.2715 ha		



19 Cemetery Road, Maunu, Whangarei 5

Last Sold	\$2,500,000 - 29 Nov 23	Floor Area	305 m²
Capital Value	\$2,300,000 - 01 Jul 21	Roof	Tile Profile
Land Value	\$760,000 - 01 Jul 21	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	6.2282 ha		



46 Waipuna Road, Maunu, Whangarei 4 2 14

Last Sold	\$1,765,000 - 04 Nov 22	Floor Area	282 m²
Capital Value	\$1,475,000 - 01 Jul 21	Roof	Tile Profile
Land Value	\$445,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2010-2019
Land Area	1.2760 ha		



25 Springdale Lane, Maunu, Whangarei 5 4 8

Last Sold	\$1,520,000 - 02 Oct 24	Land Area	1.2200 ha
Capital Value	\$1,325,000 - 01 Jul 21	Floor Area	305 m²
Land Value	\$445,000 - 01 Jul 21	Roof	Malthoid/Fab
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2000-2009

PREPARED BY:
Sue Maich

P: 021793822
sue@ownrealestate.co.nz
powered by ownly licensed REAA 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.