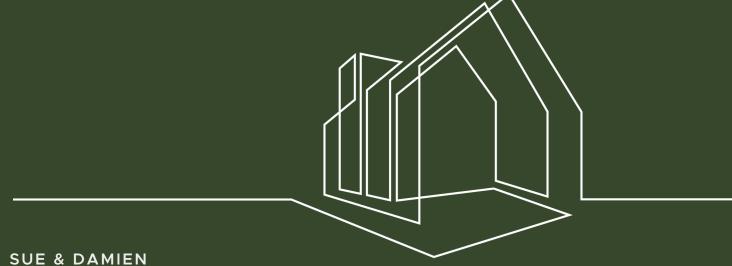
COMPARABLE SALES



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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 F	Price	\$900,100 to \$1,560,000	Median	\$1,000,000	Mean		For the property at the median,
C.V		\$850,000 to \$1,575,000	Median	\$960,000	Mean	\$1,034,285	the sale price was 2.7% above CV.



68 Mill Roa	d, Kensington, Wha	1 4 1 3 6 8	
Last Sold	\$1,560,000 - 10 Jul 25	Floor Area	282 m²
		Roof	Tile Profile
Capital Value	\$1,575,000 - 01 Jul 24	Walls	Wood (incl
Land Value	\$725,000 - 01 Jul 24		Weatherboard)
Land Use	Residence	Building Age	1930-1939
Land Area	1,973 m ²	Danaing 7 go	1000 1000



12 Princes	Street, Kensington,	Whangarei	 3	<u></u>	\$\frac{1}{2} \frac{5}{2} \frac{5}{2} \frac{1}{2} \fra
Last Sold Capital Value Land Value Land Use Land Area	\$1,025,000 - 13 Mar 25 \$960,000 - 01 Jul 24 \$435,000 - 01 Jul 24 Residential 922 m ²	Floor Area Roof Walls Building Age	160 m Steel/ Rough 1930-1	G-Iron ncast, etc	



B Pentlan	d Road, Regent, Wh	angarei	2 🗯 3 🚗
Last Sold	\$1,000,000 - 08 Oct 25	Floor Area Roof	136 m² Steel/G-Iron
Capital Value	\$850,000 - 01 Jul 24	Walls	Mixed Material
Land Value	\$470,000 - 01 Jul 24 Residence	Building Age	Unknown
Land Use Land Area	342 m ²		

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15 Powhiri Avenue, Kensington, Whangare 📇 4 📜 2 🗪 4

Last Sold \$1,000,000 - 10 Feb 25 Floor Area

Capital Value Land Value Land Use Land Area \$920,000 - 01 Jul 24 \$670,000 - 01 Jul 24 Residence 1,019 m² Floor Area 162 m²
Roof Tile Profile
Walls Wood (incl
Weatherboard)

Building Age 1910-1919



11 Haronui Street, Kensington, Whangarei 🗀 3 📜 1 🚗 2

Last Sold \$965,000 - 14 Nov 24

Capital Value Land Value Land Use Residential 875 m²

Floor Area 158 m²
Roof Tile Profile
Walls Brick
Building Age 1930-1939



1C Oranga Road, Kensington, Whangarei 🗀 4 🗀 3 🗪

Floor Area 220 m²
Roof Tile Profile
Walls Mixed Material
Building Age 1970-1979



28 Powhiri Avenue, Kensington, Whangare 1 🗪 1 🗪 2

Last Sold \$900,100 - 21 Aug 25

Capital Value
Land Value
Land Use
Land Area

\$900,100 - 21 Aug 25

\$1,025,000 - 01 Jul 24

\$495,000 - 01 Jul 24

Residential

859 m²

Roof Walls Building Age

Floor Area

179 m² Steel/G-Iron Mixed Material 2000-2009

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