

COMPARABLE SALES



SUE & DAMIEN

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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	\$980,000 to \$1,400,000	Mean	\$1,125,000
C.V	\$1,125,000 to \$1,550,000	Mean	\$1,245,833



298 Cemetery Road, Maunu, Whangarei

4 3 5

Last Sold	\$1,400,000 - 10 Apr 25	Land Area	5.7016 ha
Capital Value	\$1,550,000 - 01 Jul 24	Floor Area	330 m ²
Land Value	\$660,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	1990-1999



9 Kara Road, Maungatapere, Whangarei

4 2 1

Last Sold	\$980,000 - 29 May 25	Floor Area	219 m ²
Capital Value	\$1,150,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$415,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1990-1999
Land Area	4,005 m ²		



725 State Highway 14, Maunu, Whangarei

4 2 9

Last Sold	\$1,050,000 - 13 Mar 25	Land Area	1.6419 ha
Capital Value	\$1,300,000 - 01 Jul 24	Floor Area	380 m ²
Land Value	\$560,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Roughcast, etc
	Blocks Farmlet	Building Age	1960-1969

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910 State Highway 14, Maungatapere, Whangarei

4 2 2

Last Sold	\$1,000,000 - 06 Dec 24	Land Area	7,065 m ²
Capital Value	\$1,125,000 - 01 Jul 24	Floor Area	250 m ²
Land Value	\$415,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Fibre Cement
	Blocks Farmlet	Building Age	1970-1979



39 Jackson Road, Maungatapere, Whangarei

4 2 11

Last Sold	\$1,020,000 - 10 Sep 25	Land Area	6.8280 ha
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	305 m ²
Land Value	\$425,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Brick
	Blocks Farmlet	Building Age	2000-2009



152A Kokopu Block Road, Maungatapere, Whangarei

4 2 2

Last Sold	\$1,300,000 - 27 Nov 24	Floor Area	230 m ²
Capital Value	\$1,175,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$470,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2010-2019
Land Area	4.7596 ha		

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