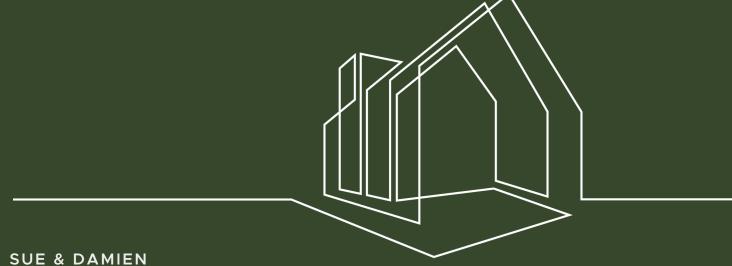
# COMPARABLE SALES



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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.

**Blocks Farmlet** 

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



#### **□** 4 **□** 3 **□** 5 298 Cemetery Road, Maunu, Whangarei \$1,400,000 - 10 Apr 25 Land Area 5.7016 ha Last Sold 330 m<sup>2</sup> Floor Area \$1,550,000 - 01 Jul 24 Capital Value Roof Tile Profile Land Value \$660,000 - 01 Jul 24 **Mixed Material** Walls Land Use Lifestyle 1990-1999 Building Age



9 Kara Road, Maungatapere, Whangarei 2 2 2 1							
Last Sold	\$980,000 - 29 May 25	Floor Area	219 m²				
Capital Value Land Value Land Use Land <i>A</i> rea	\$1,150,000 - 01 Jul 24 \$415,000 - 01 Jul 24 Lifestyle 4,005 m <sup>2</sup>	Roof Walls Building Age	Steel/G-Iron Wood (incl Weatherboard) 1990-1999				



725 State H	lighway 14, Maunu,	Whangarei	<b>1</b> 4 <b>1</b> € 2 €	→ 9
Last Sold	\$1,050,000 - 13 Mar 25	Land Area	1.6419 ha	
Capital Value Land Value Land Use	\$1,300,000 - 01 Jul 24 \$560,000 - 01 Jul 24 Lifestyle Blocks Farmlet	Floor Area Roof Walls Building Age	380 m² Steel/G-Iron Roughcast, etc 1960-1969	

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#### 910 State Highway 14, Maungatapere, Wha Highreti 🗯 2 🚗 2

\$1,000,000 - 06 Dec 24 Land Area Last Sold

\$1,125,000 - 01 Jul 24 Capital Value Land Value Land Use

\$415,000 - 01 Jul 24 Lifestyle Blocks Farmlet

Floor Area Roof Walls Building Age 7,065 m<sup>2</sup> 250 m<sup>2</sup> Steel/G-Iron **Fibre Cement** 1970-1979

6.8280 ha

**Tile Profile** 

305 m<sup>2</sup>

Brick



### 39 Jackson Road, Maungatapere, Whangalen 4 📜 2 🚗 11

Last Sold Capital Value Land Value Land Use

\$1,175,000 - 01 Jul 24 \$425,000 - 01 Jul 24 Lifestyle Blocks Farmlet

\$1,020,000 - 10 Sep 25 Land Area Floor Area Roof Walls Building Age 2000-2009



#### 152A Kokopu Block Road, Maungatapere, What gates 2 🗪 2

\$1,175,000 - 01 Jul 24 **Capital Value** \$470,000 - 01 Jul 24 Land Value

Land Use Lifestyle Land Area 4.7596 ha

\$1,300,000 - 27 Nov 24 Floor Area Walls Building Age

230 m<sup>2</sup> Steel/G-Iron **Mixed Material** 2010-2019

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