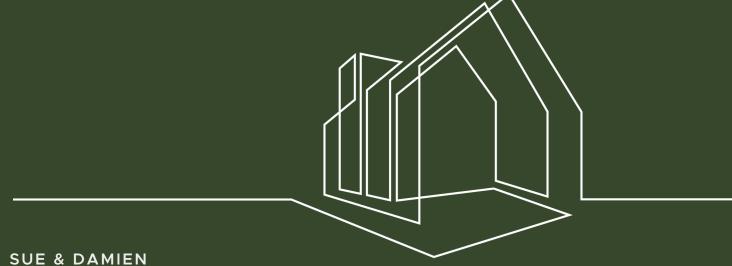
# COMPARABLE SALES



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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 Price	\$848,000 to \$1,340,000	Mean	\$1,064,666
C.V	\$940,000 to \$1,275,000	Mean	\$1,138,333



21 Going Road, Matarau, Whangarei			4 🚾 2	<b>← 2</b>
Last Sold	\$1,260,000 - 17 Apr 25	Land Area	3.0670 ha	
Capital Value Land Value Land Use	\$1,275,000 - 01 Jul 24 \$460,000 - 01 Jul 24 Lifestyle	Floor Area Roof Walls Building Age	274 m² Steel/G-Iron Brick 2000-2009	



821 Three Mile Bush Road, Ruatangata West, Whangatei 10			
Last Sold	\$1,340,000 - 22 Oct 25	Land Area	4.0700 ha
Capital Value Land Value Land Use	\$1,275,000 - 01 Jul 24 \$500,000 - 01 Jul 24 Lifestyle Blocks Farmlet	Floor Area Roof Walls Building Age	262 m <sup>2</sup> Tile Profile Mixed Material 2000-2009



535 Pipiwa	i Road, Matarau, Wh	nangarei	<b>₽</b> 4 <b>2</b> 2	<u>~ 2</u>
Last Sold	\$1,125,000 - 22 Oct 25 \$1,175,000 - 01 Jul 24	Land Area Floor Area	1.0209 ha 147 m²	
Capital Value Land Value Land Use	\$410,000 - 01 Jul 24 Lifestyle Blocks Farmlet	Roof Walls Building <i>A</i> ge	Steel/G-Iron Fibre Cement 2000-2009	

PREPARED BY: Damien Davis

**M**: 021 387 345 damien@ownrealestate.co.nz powered by ownly (licensed REA 2008)





#### 81 Tudehope Road, Matarau, Whangarei

**4 2 2 2** 





Last Sold

\$930,000 - 11 Mar 25

Floor Area Roof

198 m<sup>2</sup>

Capital Value Land Value Land Use

Land Area

\$940,000 - 01 Jul 24 \$415,000 - 01 Jul 24 Lifestyle

Walls Building Age **Tile Profile** Brick 2000-2009



### 32 Matarau Road, Matarau, Whangarei

7,314 m<sup>2</sup>







Last Sold Capital Value

Land Value

Land Use

\$885,000 - 21 Nov 24 \$990.000 - 01 Jul 24

\$380,000 - 01 Jul 24

Land Area Floor Area Roof

5,240 m<sup>2</sup> 260 m<sup>2</sup> **Tile Profile** Roughcast, etc

Lifestyle

Blocks Farmlet

Walls Building Age

1990-1999



#### 10 Matarau Road, Matarau, Whangarei

**4** 





Capital Value Land Value

Land Use

Last Sold

\$1,175,000 - 01 Jul 24 \$410,000 - 01 Jul 24

\$848,000 - 26 May 25

Lifestyle **Blocks Farmlet**  Land Area Floor Area Roof Walls

Building Age

9,606 m<sup>2</sup> 250 m<sup>2</sup> Steel/G-Iron Stone 1990-1999

PREPARED BY: Damien Davis

**M**: 021 387 345 damien@ownrealestate.co.nz powered by ownly (licensed REA 2008)



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