

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	\$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 bedrooms, 2 bathrooms, 2 cars

Last Sold	\$1,260,000 - 17 Apr 25	Land Area	3.0670 ha
Capital Value	\$1,275,000 - 01 Jul 24	Floor Area	274 m ²
Land Value	\$460,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle Blocks Farmlet	Walls	Brick
		Building Age	2000-2009



821 Three Mile Bush Road, Ruatangata West Whangarei

2 bedrooms, 2 bathrooms, 10 cars

Last Sold	\$1,340,000 - 22 Oct 25	Land Area	4.0700 ha
Capital Value	\$1,275,000 - 01 Jul 24	Floor Area	262 m ²
Land Value	\$500,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle Blocks Farmlet	Walls	Mixed Material
		Building Age	2000-2009



535 Pipiwai Road, Matarau, Whangarei

4 bedrooms, 2 bathrooms, 2 cars

Last Sold	\$1,125,000 - 22 Oct 25	Land Area	1.0209 ha
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	147 m ²
Land Value	\$410,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle Blocks Farmlet	Walls	Fibre Cement
		Building Age	2000-2009

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81 Tudehope Road, Matarau, Whangarei

4 2 2

Last Sold	\$930,000 - 11 Mar 25	Floor Area	198 m²
Capital Value	\$940,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$415,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	7,314 m²		


32 Matarau Road, Matarau, Whangarei

4 3 8

Last Sold	\$885,000 - 21 Nov 24	Land Area	5,240 m²
Capital Value	\$990,000 - 01 Jul 24	Floor Area	260 m²
Land Value	\$380,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Lifestyle	Walls	Roughcast, etc
	Blocks Farmlet	Building Age	1990-1999


10 Matarau Road, Matarau, Whangarei

4 3 3

Last Sold	\$848,000 - 26 May 25	Land Area	9,606 m²
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	250 m²
Land Value	\$410,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Stone
	Blocks Farmlet	Building Age	1990-1999

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