

SOLD NEARBY

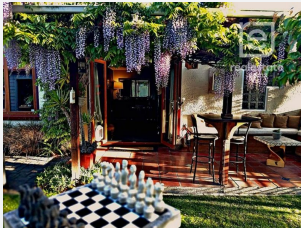
The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.



281 Marine Parade, New Brighton, Christchurch

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Last Sold	\$636,000 - 20 Nov 25	Floor Area	90 m ²
Capital Value	\$580,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$430,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	470 m ²		



16 Estuary Road, New Brighton, Christchurch

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Last Sold	\$625,000 - 31 Oct 25	Floor Area	92 m ²
Capital Value	\$510,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Aug 22	Walls	Roughcast, etc
Land Use	Residence	Building Age	1920-1929
Land Area	531 m ²		



45 Falcon Street, New Brighton, Christchurch

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Last Sold	\$565,000 - 24 Oct 25	Floor Area	91 m ²
Capital Value	\$530,000 - 01 Aug 22	Roof	Malthoid/Fab
Land Value	\$295,000 - 01 Aug 22	Walls	Roughcast, etc
Land Use	Residence	Building Age	1930-1939
Land Area	759 m ²		



52 Mountbatten Street, New Brighton, Christchurch

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Last Sold	\$611,052 - 09 Oct 25	Floor Area	70 m ²
Capital Value	\$510,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$340,000 - 01 Aug 22	Walls	Roughcast, etc
Land Use	Residence	Building Age	Mixed/Remod
Land Area	569 m ²		



11 Kibblewhite Street, New Brighton, Christchurch

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Last Sold	\$630,000 - 14 Aug 25	Floor Area	80 m ²
Capital Value	\$630,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$295,000 - 01 Aug 22	Walls	Mixed Material
Land Use	Residential	Building Age	1930-1939
Land Area	509 m ²		



9 Bellamy Avenue, New Brighton, Christchurch

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Last Sold	\$616,000 - 23 Jul 25	Floor Area	80 m ²
Capital Value	\$590,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$240,000 - 01 Aug 22	Walls	Roughcast, etc
Land Use	Residence	Building Age	1920-1929
Land Area	581 m ²		



141 Union Street, New Brighton, Christchurch

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Last Sold	\$550,000 - 04 Jul 25	Floor Area	80 m ²
Capital Value	\$540,000 - 01 Aug 22	Roof	Fibre Cement
Land Value	\$285,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1920-1929
Land Area	508 m ²		