

# 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	<b>\$750,000 to \$1,150,000</b>	Mean	<b>\$888,333</b>	For the property at the median, the sale price was 4.0% below CV.
C.V	<b>\$790,000 to \$1,100,000</b>	Mean	<b>\$915,833</b>	



## 7 The Grove (Pvt), Riverside, Whangarei



Last Sold	<b>\$1,150,000 - 09 Jun 25</b>	Floor Area	<b>210 m<sup>2</sup></b>
Capital Value	<b>\$1,100,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$410,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residential</b>	Building Age	<b>2000-2009</b>
Land Area	<b>2,174 m<sup>2</sup></b>		



## 1C Oranga Road, Kensington, Whangarei



Last Sold	<b>\$905,000 - 19 Jun 25</b>	Floor Area	<b>220 m<sup>2</sup></b>
Capital Value	<b>\$970,000 - 01 Jul 24</b>	Roof	<b>Tile Profile</b>
Land Value	<b>\$475,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residential</b>	Building Age	<b>1970-1979</b>
Land Area	<b>680 m<sup>2</sup></b>		



## 24 Tawhai Place, Parahaki, Whangarei



Last Sold	<b>\$900,000 - 09 Jul 25</b>	Floor Area	<b>222 m<sup>2</sup></b>
Capital Value	<b>\$1,025,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$280,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2010-2019</b>
Land Area	<b>897 m<sup>2</sup></b>		

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**8A Kirikiri Road, Woodhill, Whangarei**  3  2  8

Last Sold	<b>\$835,000 - 16 Jul 25</b>	Floor Area	<b>262 m<sup>2</sup></b>
Capital Value	<b>\$790,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$310,000 - 01 Jul 24</b>	Walls	<b>Brick</b>
Land Use	<b>Residence</b>	Building Age	<b>1960-1969</b>
Land Area	<b>1,065 m<sup>2</sup></b>		



**28 Tawhai Place, Parahaki, Whangarei**  5  3  4

Last Sold	<b>\$790,000 - 19 Sep 25</b>	Floor Area	<b>260 m<sup>2</sup></b>
Capital Value	<b>\$800,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$280,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>1970-1979</b>
Land Area	<b>971 m<sup>2</sup></b>		



**176 Western Hills Drive, Kensington, Whangarei**  4  2  6

Last Sold	<b>\$750,000 - 16 Jul 25</b>	Floor Area	<b>250 m<sup>2</sup></b>
Capital Value	<b>\$810,000 - 01 Jul 24</b>	Roof	<b>Tile Profile</b>
Land Value	<b>\$385,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residential</b>	Building Age	<b>1970-1979</b>
Land Area	<b>2,006 m<sup>2</sup></b>		

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