


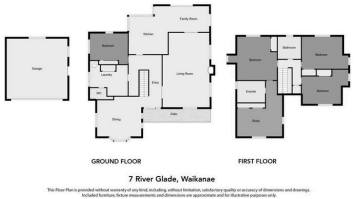



Recent Sales

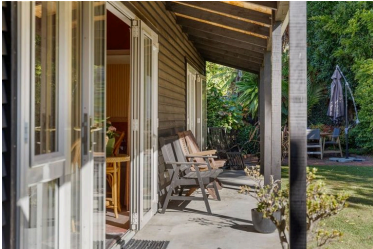
1	13 HOROPITO ROAD, WAIKANAЕ, 5036		3 2 2 1,098m ² 198m ²	Sold \$1,000,000
	Age 1998 DOM 44	Capital Value \$1,050,000		
	Sold Date 18-Jul-25 Distance 0.17km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,100,000			
2	7 MAPLE LANE, WAIKANAЕ, 5036		5 3 4 1,484m ² 350m ²	Sold \$1,260,000
	Age 1989 DOM 73	Capital Value \$1,190,000		
	Sold Date 18-Sep-25 Distance 0.29km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,400,000			
3	14 LEYBOURNE AVENUE, WAIKANAЕ, 5036		4 1 2 728m ² 132m ²	Sold \$1,240,000
	Age 1968 DOM 18	Capital Value \$850,000		
	Sold Date 06-Aug-25 Distance 0.33km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,240,000			
4	7 RIVER GLADE, WAIKANAЕ, 5036		4 2 2 1,154m ² 264m ²	Sold \$1,145,000
	Age 1982 DOM 76	Capital Value \$1,110,000		
	Sold Date 21-Oct-25 Distance 0.33km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,259,000			
5	428 TE MOANA ROAD, WAIKANAЕ, 5036		3 2 1 1,734m ² 230m ²	Sold \$1,080,000
	Age 1975 DOM 66	Capital Value \$1,000,000		
	Sold Date 06-Nov-25 Distance 0.34km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,100,000			

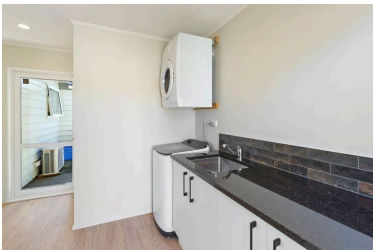
DOM = Days on market RS = Recent sale


UN = Undisclosed Sale


* This data point was edited by the author of this CMA and has not been verified by Cotality


Recent Sales

6	8 RATA STREET, WAIKANAЕ, 5036		3 2 2 819m ² 234m ²	Sold \$1,300,000
	Age 1999 DOM 21	Capital Value \$1,080,000		
	Sold Date 02-Apr-25 Distance 0.4km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			

7	16 SUNNY GLEN, WAIKANAЕ, 5036		3 2 1 850m ² 195m ²	Sold \$1,300,500
	Age 1971 DOM 24	Capital Value \$1,030,000		
	Sold Date 13-Mar-25 Distance 0.46km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			

8	9A KARAKA GROVE, WAIKANAЕ, 5036		5 3 2 1,465m ² 300m ²	Sold \$1,658,000
	Age 1986 DOM 107	Capital Value \$1,420,000		
	Sold Date 14-Feb-25 Distance 0.55km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing Not Disclosed			

9	6 KOHEKOHE ROAD, WAIKANAЕ, 5036		3 2 6 1,158m ² 151m ²	Sold \$1,130,000
	Age 1956 DOM 50	Capital Value \$1,040,000		
	Sold Date 11-Mar-25 Distance 0.61km	CV Date 01-Aug-23		
	First Listing \$1,150,000			
	Last Listing \$1,150,000			

10	4 KOHEKOHE ROAD, WAIKANAЕ, 5036		3 2 2 926m ² 274m ²	Sold \$1,406,000
	Age 2000 DOM 77	Capital Value \$1,090,000		
	Sold Date 05-Aug-25 Distance 0.64km	CV Date 01-Aug-23		
	First Listing Not Disclosed			
	Last Listing \$1,090,000			

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