

# COMPARABLE SALES

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**SUE & DAMIEN**

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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	\$1,050,000 to \$2,880,000	Mean	\$1,968,000	For the property at the median, the sale price was 1.0% below CV.
C.V	\$1,600,000 to \$2,910,000	Mean	\$2,107,000	



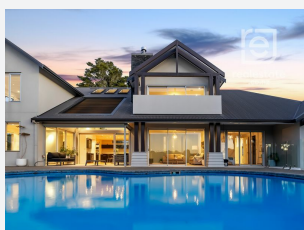
## 33 Hardie Road, Glenbervie, Whangarei 4 2 4

Last Sold	\$1,600,000 - 26 Mar 25	Floor Area	286 m <sup>2</sup>
Capital Value	\$1,600,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$670,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	1970-1979
Land Area	4.2424 ha		



## 593 Ngunguru Road, Glenbervie, Whangarei 4 3 4

Last Sold	\$1,050,000 - 23 Oct 24	Floor Area	287 m <sup>2</sup>
Capital Value	\$1,625,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$585,000 - 01 Jul 24	Walls	Brick
Land Use	Lifestyle	Building Age	2000-2009
Land Area	1.0560 ha		



## 332 Three Mile Bush Road, Kamo, Whangarei 5 4 11

Last Sold	\$2,880,000 - 27 Aug 25	Floor Area	469 m <sup>2</sup>
Capital Value	\$2,910,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$760,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019
Land Area	8,697 m <sup>2</sup>		

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**0 Ngunguru Road, Glenbervie, Whangarei**  **3**  **2**  **6**

Last Sold	<b>\$2,850,000 - 30 Jun 24</b>	Floor Area	<b>337 m<sup>2</sup></b>
Capital Value	<b>\$2,800,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$590,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Lifestyle</b>	Building Age	<b>2020-2029</b>
Land Area	<b>6,422 m<sup>2</sup></b>		

**747 Ngunguru Road, Glenbervie**  **5 +**  **3**  **2**

Last Sold	<b>\$1,460,000 - 27 Mar 24</b>	Floor Area	<b>326 m<sup>2</sup></b>
Capital Value	<b>\$1,600,000 - 01 Jul 21</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$570,000 - 01 Jul 21</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Lifestyle</b>	Building Age	<b>2020-2029</b>
Land Area	<b>7,222 m<sup>2</sup></b>		

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## STATEMENT OF PASSING OVER

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