
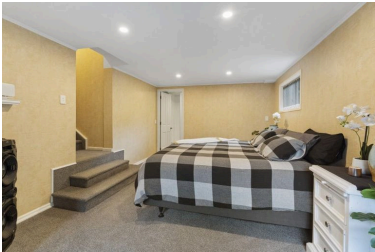





# Recent Sales



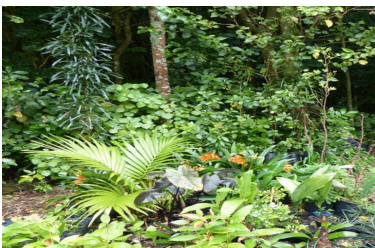


1	6 KAKA STREET, WAIKANAЕ, 5036		2  1  1  834m <sup>2</sup> 160m <sup>2</sup>	Age 1980 DOM -	Sold <b>\$780,000</b>
				Capital Value \$770,000	
				Sold Date 28-Oct-25 Distance 0.11km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
2	86A WINARA AVENUE, WAIKANAЕ, 5036		4  2  1  470m <sup>2</sup> 146m <sup>2</sup>	Age 1960 DOM 95	Sold <b>\$785,000</b>
				Capital Value \$680,000	
				Sold Date 25-Jul-25 Distance 0.21km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$799,000	
3	70 WINARA AVENUE, WAIKANAЕ, 5036		3  3  2  1,231m <sup>2</sup> 230m <sup>2</sup>	Age 1956 DOM 131	Sold <b>\$915,000</b>
				Capital Value \$900,000	
				Sold Date 18-Oct-25 Distance 0.28km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
4	18 KERERU STREET, WAIKANAЕ, 5036		3  1  1  1,122m <sup>2</sup> 150m <sup>2</sup>	Age 1959 DOM 25	Sold <b>\$750,000</b>
				Capital Value \$860,000	
				Sold Date 26-Nov-25 Distance 0.35km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
5	24 KERERU STREET, WAIKANAЕ, 5036		3  1  3  742m <sup>2</sup> 155m <sup>2</sup>	Age 1983 DOM 119	Sold <b>\$925,000</b>
				Capital Value \$1,000,000	
				Sold Date 05-Aug-25 Distance 0.35km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	

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	6-8 HUIA STREET, WAIKANAЕ, 5036		3  1  1  2,208m <sup>2</sup> 140m <sup>2</sup>	<b>Sold</b> <b>\$760,000</b>
	Age 1983 DOM -		Capital Value \$840,000	
	Sold Date 14-Nov-25 Distance 0.36km		CV Date 01-Aug-23	
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
7	50 WINARA AVENUE, WAIKANAЕ, 5036		3  2  2  1,098m <sup>2</sup> 214m <sup>2</sup>	<b>Sold</b> <b>\$955,000</b>
	Age 1988 DOM 59		Capital Value \$960,000	
	Sold Date 06-Nov-25 Distance 0.41km		CV Date 01-Aug-23	
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
8	19 KAKARIKI GROVE, WAIKANAЕ, 5036		3  2  2  809m <sup>2</sup> 104m <sup>2</sup>	<b>Sold</b> <b>\$910,000</b>
	Age 2015 DOM 18		Capital Value \$830,000	
	Sold Date 07-Dec-25 Distance 0.45km		CV Date 01-Aug-23	
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
9	8 KAKA STREET, WAIKANAЕ, 5036		2  2  1  746m <sup>2</sup> 121m <sup>2</sup>	<b>Sold</b> <b>\$980,000*</b>
	Age 2019 DOM 7		Capital Value \$940,000	
	Sold Date 07-May-25 Distance 0.09km		CV Date 01-Aug-23	
	First Listing Not Disclosed			
	Last Listing Not Disclosed			
10	58 WINARA AVENUE, WAIKANAЕ, 5036		2  1  3  1,134m <sup>2</sup> 120m <sup>2</sup>	<b>Sold</b> <b>\$695,000</b>
	Age 1960 DOM 23		Capital Value \$690,000	
	Sold Date 03-Jul-25 Distance 0.41km		CV Date 01-Aug-23	
	First Listing Not Disclosed			
	Last Listing Not Disclosed			

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UN = Undisclosed Sale

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