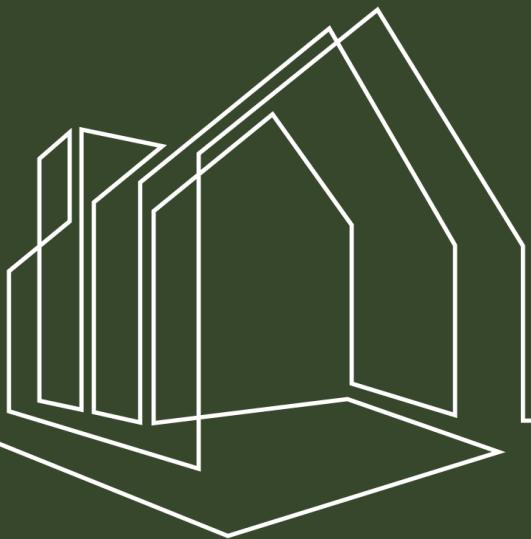


COMPARABLE SALES



SUE & DAMIEN

021 793 822 | 021 387 345

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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	\$880,000 to \$1,240,000	Mean	\$1,039,000
C.V.	\$890,000 to \$1,175,000	Mean	\$1,028,000



14 Dip Road, Kamo, Whangarei

4 2 2

Last Sold	\$1,240,000 - 15 Oct 25	Floor Area	256 m ²
Capital Value	\$1,050,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$480,000 - 01 Jul 21	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	1,785 m ²		

Modern home with four bedrooms and a fresh interior.



163 Dip Road, Kamo, Whangarei

4 2 7

Last Sold	\$1,060,000 - 12 Jun 25	Floor Area	254 m ²
Capital Value	\$1,075,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$400,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	2010-2019
Land Area	2,015 m ²		

This home had four bedrooms and triple car garaging. No pool.



24 Waitaua Road, Kauri, Whangarei

3 2 2

Last Sold	\$1,075,000 - 30 May 25	Land Area	4,069 m ²
Capital Value	\$1,175,000 - 01 Jul 24	Floor Area	231 m ²
Land Value	\$440,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Roughcast, etc
	Blocks Farmlet	Building Age	2000-2009

This home had a separate three bay shed plus sleepout.

PREPARED BY:
Damien Davis

M: 021 387 345
damien@ownrealestate.co.nz
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**104 Three Mile Bush Road, Kamo, Whangarei**

Last Sold	\$880,000 - 02 Nov 24	Floor Area	230 m ²
Capital Value	\$950,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$460,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999
Land Area	1,151 m ²		

**22 Chatsfield Place, Kamo, Whangarei**

Last Sold	\$940,000 - 16 Oct 25	Floor Area	204 m ²
Capital Value	\$890,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$495,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	2,996 m ²		

Recently sold at auction.

PREPARED BY:
Damien Davis

M: 021 387 345
damien@ownrealestate.co.nz
powered by ownly (licensed REA 2008)



STATEMENT OF PASSING OVER

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