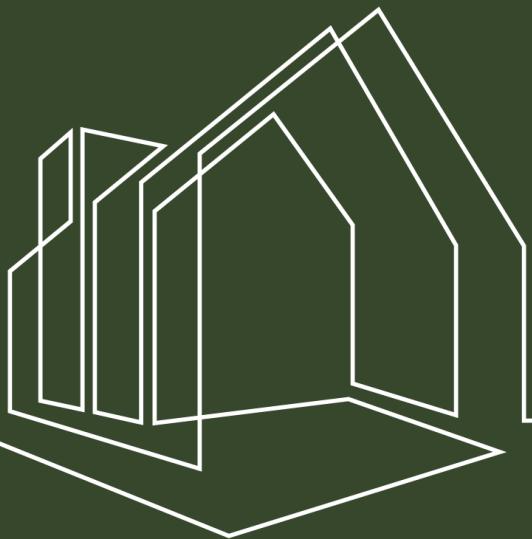


# COMPARABLE SALES

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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	\$1,004,000 to \$1,280,000	Mean	\$1,191,500	For the property at the median, the sale price was 0.7% above CV.
C.V	\$930,000 to \$1,400,000	Mean	\$1,188,333	



## 2 Beau Lane (Pvt), Maunu, Whangarei

Last Sold	\$1,260,000 - 13 Nov 25	Floor Area	286 m <sup>2</sup>
Capital Value	\$1,325,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$540,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	2010-2019
Land Area	2,000 m <sup>2</sup>		



## 20 Catherin Servant Close, Maunu, Whangarei

Last Sold	\$1,004,000 - 30 Jun 25	Floor Area	208 m <sup>2</sup>
Capital Value	\$930,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$380,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	2,858 m <sup>2</sup>		



## 45 Tironui Drive, Maunu, Whangarei

4

Last Sold	\$1,130,000 - 30 May 25	Floor Area	215 m <sup>2</sup>
Capital Value	\$1,075,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$455,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	755 m <sup>2</sup>		

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**26 Tironui Drive, Maunu, Whangarei**
4 2 2

Last Sold	<b>\$1,200,000 - 19 May 25</b>	Floor Area	<b>223 m<sup>2</sup></b>
Capital Value	<b>\$1,075,000 - 01 Jul 24</b>	Roof	<b>Tile Profile</b>
Land Value	<b>\$455,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2020-2029</b>
Land Area	<b>834 m<sup>2</sup></b>		


**11 Jean Millington Lane (Pvt), Maunu, Whangarei**
4 3 2

Last Sold	<b>\$1,280,000 - 10 Mar 25</b>	Floor Area	<b>249 m<sup>2</sup></b>
Capital Value	<b>\$1,400,000 - 01 Jul 24</b>	Roof	<b>Tile Profile</b>
Land Value	<b>\$490,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residential</b>	Building Age	<b>2010-2019</b>
Land Area	<b>959 m<sup>2</sup></b>		


**20 Jean Millington Lane (Pvt), Maunu, Whangarei**
4 3 4

Last Sold	<b>\$1,275,000 - 27 Feb 25</b>	Floor Area	<b>210 m<sup>2</sup></b>
Capital Value	<b>\$1,325,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$610,000 - 01 Jul 24</b>	Walls	<b>Brick</b>
Land Use	<b>Residential</b>	Building Age	<b>2010-2019</b>
Land Area	<b>2,012 m<sup>2</sup></b>		

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