

COMPARABLE SALES



SUE & DAMIEN

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REAL ESTATE

Sold Nearby

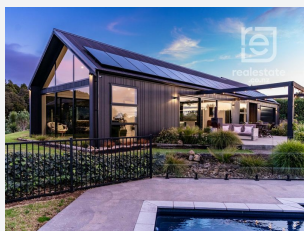
The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$1,100,000 to \$1,680,000	Mean	\$1,501,666
C.V	\$950,000 to \$1,695,000	Mean	\$1,453,333



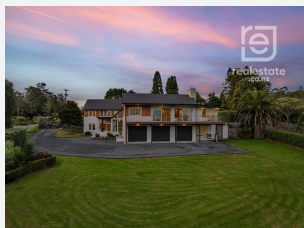
16 North Ridge Rise (Pvt), Maunu, Whangarei 3 2 2

Last Sold	\$1,100,000 - 15 Nov 24	Floor Area	210 m ²
Capital Value	\$950,000 - 01 Jul 21	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Jul 21	Walls	Steel/G-Iron
Land Use	Residence	Building Age	1910-1919
Land Area	8,232 m ²		



136 Karanui Road, Kamo, Whangarei 4 3 3

Last Sold	\$1,680,000 - 03 Oct 25	Floor Area	281 m ²
Capital Value	\$1,575,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$580,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	Unknown
Land Area	2,550 m ²		



99 Millington Road, Maunu, Whangarei 4 4 3

Last Sold	\$1,535,000 - 19 May 25	Floor Area	377 m ²
Capital Value	\$1,475,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$590,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009
Land Area	4,146 m ²		

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26 Jean Millington Lane (Pvt), Maunu, Whangarei 4 2 4

Last Sold	\$1,530,000 - 10 Dec 24	Floor Area	291 m ²
Capital Value	\$1,695,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$490,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residential	Building Age	2010-2019
Land Area	1,021 m ²		



243 Cemetery Road, Maunu, Whangarei 4 3 11

Last Sold	\$1,500,000 - 28 Jan 25	Land Area	1.2560 ha
Capital Value	\$1,425,000 - 01 Jul 24	Floor Area	291 m ²
Land Value	\$560,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2010-2019



55 Waipuna Road (Pvt), Maunu, Whangarei 5 4 2

Last Sold	\$1,665,000 - 01 Apr 25	Land Area	2.1030 ha
Capital Value	\$1,600,000 - 01 Jul 24	Floor Area	338 m ²
Land Value	\$425,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Lifestyle	Walls	Mixed Material
	Blocks Farmlet	Building Age	2020-2029

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