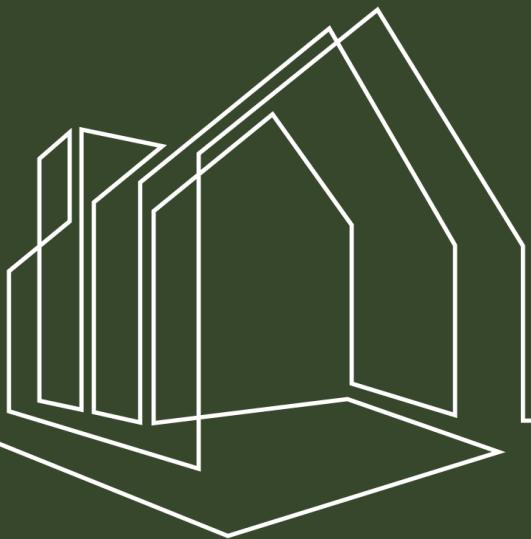


# COMPARABLE SALES

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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	\$1,100,000 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

Last Sold	\$1,100,000 - 15 Nov 24	Floor Area	210 m <sup>2</sup>
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 <sup>2</sup>		



## 136 Karanui Road, Kamo, Whangarei

Last Sold	\$1,680,000 - 03 Oct 25	Floor Area	281 m <sup>2</sup>
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 <sup>2</sup>		



## 99 Millington Road, Maunu, Whangarei

Last Sold	\$1,535,000 - 19 May 25	Floor Area	377 m <sup>2</sup>
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 <sup>2</sup>		

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**26 Jean Millington Lane (Pvt), Maunu, Whangarei**

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


**243 Cemetery Road, Maunu, Whangarei**

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


**55 Waipuna Road (Pvt), Maunu, Whangarei**

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

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