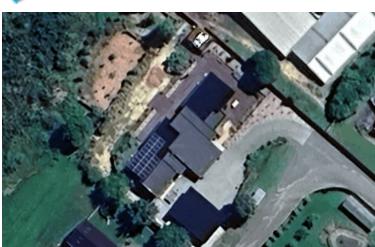


Recent Sales

1	48 EUCALYPTUS WAY, NIKAU VALLEY, PARAPARAUMU, 5032	Sold	RS \$1,339,500
	 4 bedrooms, 2 bathrooms, 2 cars, 1ha land, 203m ² building area. Age: 2014, DOM: 16. Sold Date: 21-Nov-25, Distance: 1.53km, First Listing: Not Disclosed, Last Listing: Not Disclosed.		Capital Value \$1,300,000
2	117 NIKAU PALM ROAD, NIKAU VALLEY, PARAPARAUMU, 5032	Sold	\$900,000
	 3 bedrooms, 2 bathrooms, 2 cars, 1.08ha land, 120m ² building area. Age: 1995, DOM: 41. Sold Date: 18-Aug-25, Distance: 1.11km, First Listing: Not Disclosed, Last Listing: \$995,000.		Capital Value \$930,000
3	122 MAUI POMARE ROAD, NIKAU VALLEY, PARAPARAUMU, 5032	Sold	\$1,450,000
	 5 bedrooms, 2 bathrooms, 4 cars, 4,620m ² building area, 325m ² land. Age: 2006, DOM: -. Sold Date: 15-Aug-25, Distance: 0.9km, First Listing: Not Disclosed, Last Listing: Not Disclosed.		Capital Value \$1,460,000
4	201B STATE HIGHWAY 1	Sold	\$1,750,000
	 4 bedrooms, 2 bathrooms, 3 cars, 5,703m ² building area, 250m ² land. Age: 2020, DOM: -. Sold Date: 29-Aug-25, Distance: 1.37km, First Listing: Not Disclosed, Last Listing: Not Disclosed.		Capital Value \$1,670,000
5	46 EUCALYPTUS WAY, NIKAU VALLEY, PARAPARAUMU, 5032	Sold	\$1,181,828
	 3 bedrooms, 2 bathrooms, 2 cars, 2.45ha land, 140m ² building area. Age: 1995, DOM: 120. Sold Date: 18-Jun-25, Distance: 1.56km, First Listing: \$1,200,000, Last Listing: \$1,200,000.		Capital Value \$1,150,000

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