

COMPARABLE SALES



SUE & DAMIEN

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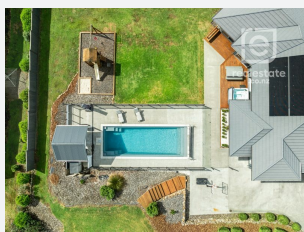
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Sold Nearby

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	\$1,009,000 to \$1,450,000	Mean	\$1,215,857	For the property at the median, the sale price was 6.8% above CV.
C.V	\$1,040,000 to \$1,275,000	Mean	\$1,143,571	



39 Heartstone Place, Kamo, Whangarei

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Last Sold	\$1,400,000 - 03 Jun 25	Floor Area	235 m ²
Capital Value	\$1,250,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$500,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	2,005 m ²		



5 Keystone Place, Kamo, Whangarei

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Last Sold	\$1,450,000 - 19 May 25	Floor Area	242 m ²
Capital Value	\$1,275,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$530,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2020-2029
Land Area	3,973 m ²		



32 Capstone Place, Kamo, Whangarei

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Last Sold	\$1,009,000 - 15 Apr 25	Floor Area	182 m ²
Capital Value	\$1,040,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$475,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2010-2019
Land Area	2,915 m ²		

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**14 Dip Road, Kamo, Whangarei**

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Last Sold	\$1,240,000 - 22 Sep 25	Floor Area	246 m²
Capital Value	\$1,165,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$480,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2000-2009
Land Area	1,100 m²		

**57 Rock Ridge Drive, Kamo, Whangarei**

4

Last Sold	\$1,200,000 - 09 Apr 25	Floor Area	218 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$410,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	633 m²		

**16 Mcainch Place, Kamo, Whangarei**

4 5 4

Last Sold	\$1,175,000 - 08 Oct 25	Floor Area	289 m²
Capital Value	\$1,100,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$390,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	1,180 m²		

**237 Pipiwai Road, Ngararatunua, Whangarei**

4 2 8

Last Sold	\$1,037,000 - 28 Nov 25	Floor Area	235 m²
Capital Value	\$1,075,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$435,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	4,034 m²		

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