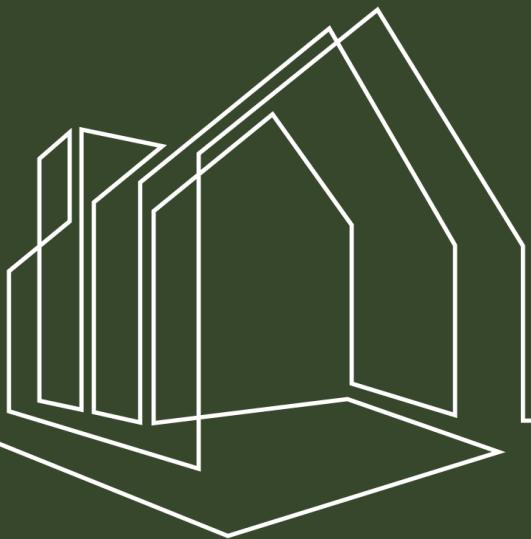


# COMPARABLE SALES

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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	\$1,200,000 to \$1,690,000	Mean	\$1,408,187	For the property at the median, the sale price was 4.8% above CV.
C.V	\$1,165,000 to \$1,630,000	Mean	\$1,359,375	



## 42 Ketenikau Road, Kamo, Whangarei



Last Sold	\$1,288,000 - 12 Nov 25	Floor Area	324 m <sup>2</sup>
Capital Value	\$1,500,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$405,000 - 01 Jul 24	Walls	Fibre Cement
Land Use	Residence	Building Age	2000-2009
Land Area	1,959 m <sup>2</sup>		



## 181 Whau Valley Road, Whau Valley, Whangarei



Last Sold	\$1,657,500 - 19 Jan 26	Floor Area	192 m <sup>2</sup>
Capital Value	\$1,630,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$655,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	1950-1959
Land Area	4,640 m <sup>2</sup>		



## 40 Karanui Road, Kamo, Whangarei



Last Sold	\$1,690,000 - 19 Dec 25	Floor Area	253 m <sup>2</sup>
Capital Value	\$1,505,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$485,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residence	Building Age	2020-2029
Land Area	1,831 m <sup>2</sup>		

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**14 Dip Road, Kamo, Whangarei**
4 3 7

Last Sold	<b>\$1,240,000 - 15 Oct 25</b>	Floor Area	<b>246 m<sup>2</sup></b>
Capital Value	<b>\$1,165,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$480,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residence</b>	Building Age	<b>2000-2009</b>
Land Area	<b>1,100 m<sup>2</sup></b>		


**7A Cairn Way (Pvt), Kamo, Whangarei**
3 3 2

Last Sold	<b>\$1,200,000 - 13 Jun 25</b>	Floor Area	<b>342 m<sup>2</sup></b>
Capital Value	<b>\$1,250,000 - 01 Jul 24</b>	Roof	<b>Tile Profile</b>
Land Value	<b>\$540,000 - 01 Jul 24</b>	Walls	<b>Brick</b>
Land Use	<b>Residence</b>	Building Age	<b>2000-2009</b>
Land Area	<b>4,894 m<sup>2</sup></b>		


**39 Heartstone Place, Kamo, Whangarei**
4 2 4

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


**58 Ketenikau Road, Kamo, Whangarei**
4 3 12

Last Sold	<b>\$1,340,000 - 22 May 25</b>	Floor Area	<b>265 m<sup>2</sup></b>
Capital Value	<b>\$1,300,000 - 01 Jul 24</b>	Roof	<b>Steel/G-Iron</b>
Land Value	<b>\$370,000 - 01 Jul 24</b>	Walls	<b>Mixed Material</b>
Land Use	<b>Residential</b>	Building Age	<b>2010-2019</b>
Land Area	<b>2,500 m<sup>2</sup></b>		

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	<b>5 Keystone Place, Kamo, Whangarei</b>	 4  3  8
Last Sold	<b>\$1,450,000 - 19 May 25</b>	Floor Area 242 m <sup>2</sup>
Capital Value	<b>\$1,275,000 - 01 Jul 24</b>	Roof Steel/G-Iron
Land Value	<b>\$530,000 - 01 Jul 24</b>	Walls Brick
Land Use	<b>Residence</b>	Building Age 2020-2029
Land Area	<b>3,973 m<sup>2</sup></b>	

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## NOTES

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