

COMPARABLE SALES



SUE & DAMIEN

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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

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Last Sold	\$1,288,000 - 12 Nov 25	Floor Area	324 m ²
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 ²		



181 Whau Valley Road, Whau Valley, Whangarei

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Last Sold	\$1,657,500 - 19 Jan 26	Floor Area	192 m ²
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 ²		



40 Karanui Road, Kamo, Whangarei

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Last Sold	\$1,690,000 - 19 Dec 25	Floor Area	253 m ²
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 ²		

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**14 Dip Road, Kamo, Whangarei**

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Last Sold	\$1,240,000 - 15 Oct 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	Residence	Building Age	2000-2009
Land Area	1,100 m²		

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

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Last Sold	\$1,200,000 - 13 Jun 25	Floor Area	342 m²
Capital Value	\$1,250,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$540,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2000-2009
Land Area	4,894 m²		

**39 Heartstone Place, Kamo, Whangarei**

4 2 4

Last Sold	\$1,400,000 - 03 Jun 25	Floor Area	235 m²
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 m²		

**58 Ketenikau Road, Kamo, Whangarei**

4 3 12

Last Sold	\$1,340,000 - 22 May 25	Floor Area	265 m²
Capital Value	\$1,300,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2010-2019
Land Area	2,500 m²		

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**5 Keystone Place, Kamo, Whangarei****4** **3** **8**

Last Sold	\$1,450,000 - 19 May 25	Floor Area	242 m²
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 m²		

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