

COMPARABLE SALES



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Comparable Properties Sold

1	Maungatapere 115 Woodward Road	 3	 2	 6	 3.20 ha	 191m ²	 Method of sale Asking Price Sale price \$850,000 Sale date 22 May 2026 Days on market 119 Capital value \$1,050,000 Decade built 2000s Distance from 0.371km Comparability Inferior
2	Poroti 473 Whatitiri Road	 3	 2	 2	 3.12 ha	 186m ²	 Method of sale Offers Over Sale price \$1,090,000 Sale date 20 Apr 2026 Days on market 105 Capital value \$1,150,000 Decade built 2000s Distance from 2.107km Comparability Inferior
3	Maungatapere 70 Norris Road	 4	 2	 8	 1.57 ha	 170m ²	 Method of sale Fixed Price Sale price \$950,000 Sale date 24 Mar 2026 Days on market 116 Capital value \$960,000 Decade built 2000s Distance from 1.580km Comparability Inferior
4	Maungatapere 484 Mangakahia Road	 3	 -	 5	 1.01 ha	 262m ²	 Method of sale - Sale price \$1,200,000 Sale date 8 Oct 2025 Days on market Insufficient data Capital value \$1,225,000 Decade built 2010s Distance from 4.855km Comparability Superior

Comparable Properties Sold

5

Maungatapere
65 Roose Rise



 3

 2

 5

 1.88 ha

 228m²

Method of sale	Fixed Price	Capital value	\$1,125,000
Sale price	\$1,125,000	Decade built	2000s
Sale date	1 Aug 2025	Distance from	4.797km
Days on market	Insufficient data	Comparability	Similar

6

Maungatapere
63 Roose Rise



 4

 2

 6

 2.95 ha

 253m²

Method of sale	Negotiation	Capital value	\$1,150,000
Sale price	\$1,235,000	Decade built	2000s
Sale date	19 Jun 2025	Distance from	4.746km
Days on market	216	Comparability	Similar

7

Poroti
32 Baker Road



 3

 2

 5

 4000m²

 231m²

Method of sale	Asking Price	Capital value	\$1,200,000
Sale price	\$1,095,000	Decade built	2010s
Sale date	3 Jun 2025	Distance from	0.557km
Days on market	54	Comparability	Superior

8

Maungatapere
35 Snooks Road



 3

 2

 2

 2.61 ha

 208m²

Method of sale	Auction	Capital value	\$1,175,000
Sale price	\$1,200,000	Decade built	2000s
Sale date	11 Apr 2025	Distance from	4.591km
Days on market	31	Comparability	Superior

STATEMENT OF PASSING OVER

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