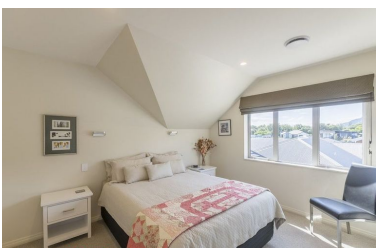


Recent Sales

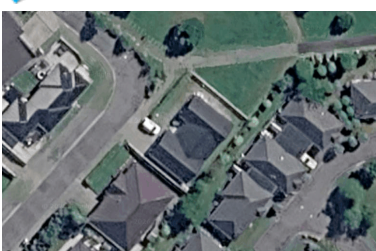
1	168 KARUHIRUHI STREET, WAIKANAЕ, 5036		3 2 2 782m ² 190m ²	Age 2024 DOM 66	Sold \$1,020,000
				Capital Value \$1,000,000	
				Sold Date 31-Jul-26 Distance 0.09km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,075,000	
2	77 WAIPUNAHAU ROAD, WAIKANAЕ, 5036		4 2 2 858m ² 230m ²	Age 2017 DOM 7	Sold \$1,260,000
				Capital Value \$1,140,000	
				Sold Date 21-May-26 Distance 0.52km CV Date 01-Aug-23	
				First Listing \$929,000	
				Last Listing \$929,000	
3	7 PIHOIHOI CLOSE, WAIKANAЕ, 5036		4 2 2 1,586m ² 260m ²	Age 2024 DOM 30	Sold \$1,430,000
				Capital Value \$1,200,000	
				Sold Date 20-Mar-26 Distance 0.08km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing Not Disclosed	
4	13 MOREPORK DRIVE, WAIKANAЕ, 5036		5 3 2 729m ² 303m ²	Age 2020 DOM 223	Sold \$1,405,000
				Capital Value \$1,540,000	
				Sold Date 21-May-26 Distance 0.32km CV Date 01-Aug-23	
				First Listing \$1,550,000	
				Last Listing \$1,425,000	
5	80 WAIPUNAHAU ROAD, WAIKANAЕ, 5036		3 3 3 520m ² 256m ²	Age 2019 DOM 107	Sold \$1,430,000
				Capital Value \$1,390,000	
				Sold Date 07-Jun-26 Distance 0.52km CV Date 01-Aug-23	
				First Listing Not Disclosed	
				Last Listing \$1,530,000	

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

Recent Sales

6	27 WAIPUNAHAU ROAD, WAIKANAЕ, 5036		3 2 2 1,000m ² 192m ²	Age 2017 DOM 27	Sold \$1,185,000	Capital Value \$1,060,000
				Sold Date 05-May-26 Distance 0.86km	CV Date 01-Aug-23	
				First Listing Not Disclosed		
				Last Listing \$1,195,000		
7	9 TE HEKE PLACE, WAIKANAЕ, 5036		3 2 2 1,603m ² 225m ²	Age 2019 DOM 3	Sold \$1,650,000	Capital Value \$1,290,000
				Sold Date 02-Jun-26 Distance 1.81km	CV Date 01-Aug-23	
				First Listing Not Disclosed		
				Last Listing Not Disclosed		
8	4 FERNDALЕ DRIVE, WAIKANAЕ, 5036		3 2 2 1,021m ² 201m ²	Age 2012 DOM 36	Sold \$1,400,000	Capital Value \$1,210,000
				Sold Date 09-Apr-26 Distance 1.7km	CV Date 01-Aug-23	
				First Listing Not Disclosed		
				Last Listing \$1,400,000		
9	6 FERNDALЕ DRIVE, WAIKANAЕ, 5036		3 2 2 1,412m ² 200m ²	Age 2014 DOM 360	Sold \$1,555,000	Capital Value \$1,180,000
				Sold Date 11-Feb-26 Distance 1.73km	CV Date 01-Aug-23	
				First Listing Not Disclosed		
				Last Listing Not Disclosed		
10	14 TEIAROA STREET, WAIKANAЕ, 5036		3 2 2 400m ² 157m ²	Age 2019 DOM -	Sold \$1,020,000	Capital Value \$980,000
				Sold Date 20-May-26 Distance 0.68km	CV Date 01-Aug-23	
				First Listing Not Disclosed		
				Last Listing Not Disclosed		

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UN = Undisclosed Sale

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