

COMPARABLE SALES



SUE & DAMIEN

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OWN
REAL ESTATE

Comparable Properties Sold

- 1

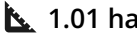
Maunu
14 Springdale Lane



 4

 2

 2

 1.01 ha

 200m²

Method of sale
Negotiation

Capital value
\$1,075,000

Sale price
\$1,130,000

Decade built
2000s

Sale date
13 Apr 2026

Distance from
2.966km

Days on market
19
- 2

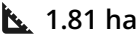
Otaika
6 Tavinor Road

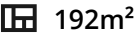


 5

 2

 4

 1.81 ha

 192m²

Method of sale
Enquiries Over

Capital value
\$1,025,000

Sale price
\$1,050,000

Decade built
2010s

Sale date
24 Oct 2025

Distance from
1.131km

Days on market
192
- 3

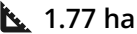
Maungakaramea
61 Jobe Road

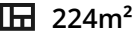


 4

 2

 2

 1.77 ha

 224m²

Method of sale
Fixed Price

Capital value
\$1,050,000

Sale price
\$1,050,000

Decade built
2010s

Sale date
29 Apr 2026

Distance from
2.665km

Days on market
Insufficient data
- 4

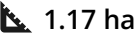
Otaika
269 Tavinor Road

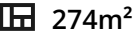


 4

 2

 2

 1.17 ha

 274m²

Method of sale
Negotiation

Capital value
\$1,025,000

Sale price
\$985,000

Decade built
2010s

Sale date
24 Apr 2026

Distance from
1.019km

Days on market
56

Comparable Properties Sold

5

Puvera

112 Maungakaramaea Road

3

2

6

6487m²

180m²



Method of sale	Auction	Capital value	\$890,000
Sale price	\$982,000	Decade built	2000s
Sale date	26 Feb 2026	Distance from	2.628km
Days on market	27		

6

Otaika

308 Otaika Valley Road

5

3

2

4.08 ha

169m²



Method of sale	Negotiation	Capital value	\$975,000
Sale price	\$975,000	Decade built	1970s
Sale date	5 Sept 2025	Distance from	1.842km
Days on market	87		

7

Otaika

231 Valley View Road

3

2

4

6000m²

220m²



Method of sale	Auction	Capital value	\$890,000
Sale price	\$855,000	Decade built	2000s
Sale date	21 May 2026	Distance from	2.336km
Days on market	20		

STATEMENT OF PASSING OVER

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