

Comparable Sales

RayWhite

Prepared for: PRICE GUIDE - 2 Malam Road

Subject property: 2 Malam Street, Glen Eden, Auckland

Prepared on: 29 March 2022

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	\$1,260,000 to \$1,480,000	Median	\$1,380,000	Mean	\$1,378,200	For the property at the median, its sale price was 10.0% above CV.
C.V	\$1,025,000 to \$1,500,000	Median	\$1,200,000	Mean	\$1,235,000	

30B Derwent Crescent, Titirangi, Auckland

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Last Sold	\$1,430,000 - 12 Mar 22
Capital Value	\$1,300,000 - 01 Jun 21
Land Value	\$600,000 - 01 Jun 21
Improvements	\$700,000
Land Use	Residence

Land Area	497 m ²
Floor Area	144 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Unknown

23 Gardner Avenue, New Lynn, Auckland

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Last Sold	\$1,260,000 - 01 Mar 22
Capital Value	\$1,150,000 - 01 Jun 21
Land Value	\$800,000 - 01 Jun 21
Improvements	\$350,000
Land Use	Residence

Land Area	450 m ²
Floor Area	135 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1920-1929

8 Eastglen Road, Glen Eden, Auckland

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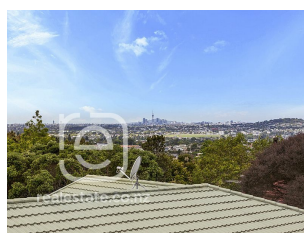


Last Sold	\$1,341,000 - 10 Feb 22
Capital Value	\$1,025,000 - 01 Jun 21
Land Value	\$660,000 - 01 Jun 21
Improvements	\$365,000
Land Use	Home and Income

Land Area	497 m ²
Floor Area	170 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1950-1959

1/34 Pleasant Road, Glen Eden, Auckland

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Last Sold	\$1,380,000 - 19 Jan 22
Capital Value	\$1,500,000 - 01 Jun 21
Land Value	\$820,000 - 01 Jun 21
Improvements	\$680,000
Land Use	Residence

Land Area	
Floor Area	240 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1980-1989

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60 Fairmount Road, Titirangi, Auckland

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Last Sold \$1,480,000 - 11 Jan 22
Capital Value \$1,200,000 - 01 Jun 21
Land Value \$1,050,000 - 01 Jun 21
Improvements \$150,000
Land Use Residence

Land Area 1,206 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969