

# Darren Newell 022 628 3867

## Harcourts Tandem Realty

Harcourts Tandem Realty Limited - Licensed Agent REAA 2008



Orewa	Sale Price	CV	Difference	% Change
Roberta Crescent	\$1,300,000.00	\$1,150,000.00	\$150,000	13%
Landmark Terrace	\$1,386,000.00	\$1,150,000.00	\$236,000	21%
Celestial Crescent	\$1,460,000.00	\$1,250,000.00	\$210,000	17%
Panorama Heights	\$1,850,000.00	\$1,750,000.00	\$100,000	6%
Kensington Drive	\$1,040,000.00	\$890,000.00	\$150,000	17%
Hibiscus Coast H'way	\$1,150,000.00	\$750,000.00	\$400,000	53%
Hibiscus Coast H'way	\$1,125,000.00	\$789,000.00	\$336,000	43%
Hibiscus Coast H'way	\$770,000.00	\$550,000.00	\$220,000	40%
Weiti Road	\$915,000.00	\$730,000.00	\$185,000	25%
Celestial Crescent	\$1,366,000.00	\$1,225,000.00	\$141,000	12%
Celestial Crescent	\$1,419,000.00	\$1,200,000.00	\$219,000	18%
Godfrey Drive	\$1,285,000.00	\$1,325,000.00	-\$40,000	-3%
Centreway Road	\$880,000.00	\$800,000.00	\$80,000	10%
Hibiscus Coast H'way	\$615,000.00	\$570,000.00	\$45,000	8%
Haines Place	\$1,365,000.00	\$1,350,000.00	\$15,000	1%
Takurua Terrace	\$480,000.00	\$560,000.00	-\$80,000	-14%
Arran Point Parade	\$1,380,000.00	\$1,125,000.00	\$255,000	23%
Maraeariki Avenue	\$620,000.00	\$560,000.00	\$60,000	11%
Godfrey Drive	\$1,325,000.00	\$1,375,000.00	-\$50,000	-4%
Annalise Place	\$899,000.00	\$810,000.00	\$89,000	11%
Doment Crescent	\$910,000.00	\$810,000.00	\$100,000	12%
Landmark Terrace	\$1,160,000.00	\$1,100,000.00	\$60,000	5%
Hatton Road	\$1,217,000.00	\$910,000.00	\$307,000	34%
Centreway Road	\$700,500.00	\$680,000.00	\$20,500	3%
Doment Crescent	\$1,213,000.00	\$980,000.00	\$233,000	24%
Davey Crescent	\$1,288,000.00	\$1,200,000.00	\$88,000	7%
Davey Crescent	\$1,288,000.00	\$1,200,000.00	\$88,000	7%
Rockpool Road	\$539,000.00	\$510,000.00	\$29,000	6%
Hibiscus Coast H'way	\$1,320,000.00	\$599,000.00	\$721,000	120%
Eaves Bush Parade	\$1,115,000.00	\$1,020,000.00	\$95,000	9%
Taraire Place	\$1,525,000.00	\$1,350,000.00	\$175,000	13%
Maire Road	\$1,010,000.00	\$900,000.00	\$110,000	12%
Centreway Road	\$1,310,000.00	\$770,000.00	\$540,000	70%
Tamariki Avenue	\$741,000.00	\$550,000.00	\$191,000	35%
Te Wai Terrace	\$670,000.00	\$550,000.00	\$120,000	22%
Cassidy Drive	\$1,640,000.00	\$1,375,000.00	\$265,000	19%
Kensington Drive	\$1,180,000.00	\$1,000,000.00	\$180,000	18%
Riverside Road	\$915,000.00	\$690,000.00	\$225,000	33%
Tamariki Avenue	\$1,075,000.00	\$740,000.00	\$335,000	45%

Call Darren if you want to know what your home is worth 022 628 3867 (Recorded Sales Feb 2021)

Red Beach	Sale Price	CV	Difference	% Change
Whangaparaoa Road	\$1,137,375.00	\$880,000.00	\$257,375	29%
Whangaparaoa Road	\$990,000.00	\$970,000.00	\$20,000	2%
Whangaparaoa Road	\$2,000,000.00	\$1,950,000.00	\$50,000	3%
Hibiscus Coast Highway	\$868,000.00	\$780,000.00	\$88,000	11%
Pohutukawa Avenue	\$1,052,000.00	\$880,000.00	\$172,000	20%
Pohutukawa Avenue	\$1,380,000.00	\$1,030,000.00	\$350,000	34%
Albatross Road	\$811,000.00	\$620,000.00	\$191,000	31%
Taikura Avenue	\$1,235,000.00	\$1,025,000.00	\$210,000	20%
Cambie Avenue	\$800,000.00	\$660,000.00	\$140,000	21%
Albatross Road	\$1,052,500.00	\$880,000.00	\$172,500	20%
Laurie Street	\$1,567,000.00	\$980,000.00	\$587,000	60%
Whangaparaoa Road	\$540,000.00	\$640,000.00	-\$100,000	-16%
Totara Views Drive	\$1,138,000.00	\$1,025,000.00	\$113,000	11%
Palm Lane	\$745,251.00	\$730,000.00	\$15,251	2%
Stillwater	Sale Price	CV	Difference	% Change
Lennon Access Road	\$2,350,000.00	\$1,975,000.00	\$375,000	19%
Jackson Way	\$2,100,000.00	\$2,000,000.00	\$100,000	5%
Cockle Place	\$725,000.00	\$670,000.00	\$55,000	8%
Duck Creek Road	\$1,020,000.00	\$920,000.00	\$100,000	11%
Hatfields Beach	Sale Price	CV	Difference	% Change
Fendalton Place	\$1,365,000.00	\$1,100,000.00	\$265,000	24%
Total	Number of sales		58	
	Number sales below CV		4	
	% of sales below CV		7%	
	Av difference between sale and CV		\$168,356	

### Key

Red = Sold below CV;

Blue = Residential Section;

Black = above or equal to CV.

Please note, while all care has been taken in the preparation of the above statistical assessments, they are only intended as an overview of the current market in relation to Government valuations. Sales listed above have been achieved by several Real Estate Agencies across the Region.

Source: REINZ