

Comparable Recent Sales in the Area

Address: 19 Titch Place Glen Eden Waitakere

These properties are mainly selected on the basis of geographical proximity, size area and time of sale. As no two properties are exactly alike there may be slight differences in the characteristics in the property selection shown in this section.

No 5 Bedroom comparative home sales available.

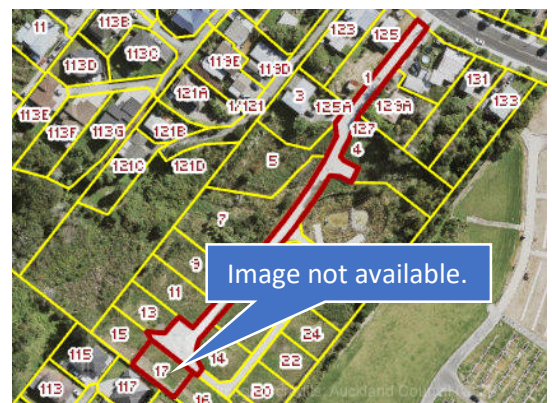
Sale	Min: \$878,888	Max: \$958,888	Median: \$890,000	Average: \$909,258	Sale \$ to RV
Range:					
RV Range:	Min: \$830,000	Max: \$870,000	Median: \$850,000	Average: \$850,000	+ 7%



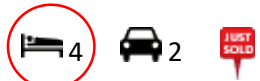
17 Springhill Lane Sunnyvale



Rateable Value (RV):	\$830,000 (01 Jul 17)	Land Area:	380 m ²
Last Sale Price:	\$958,888* (30 Jun 20*)	Floor Area:	164 m ²
Category:	Residential	Roof:	Tile Profile (Good)
Age:		Walls:	Mixed Material (Good)
Property Type:	Residential Property	Contour:	n/a



24A Styca Place Sunnyvale



Rateable Value (RV):	\$850,000 (01 Jul 17)	Land Area:	350 m ²
Last Sale Price:	\$878,888 (02 May 20)	Floor Area:	180 m ²
Category:	Residential	Roof:	Steel / G-Iron (Good)
Age:	2010 - 2019	Walls:	Weatherboard (Good)
Property Type:	Residential Property	Contour:	n/a



414 West Coast Road Glen Eden



Rateable Value (RV):	\$870,000 (01 Jul 17)	Land Area:	441 m ²
Last Sale Price:	\$890,000 (08 May 20)	Floor Area:	189 m ²
Category:	Residential	Roof:	Tile Profile (Good)
Age:	2000 - 2009	Walls:	Weatherboard (Good)
Property Type:	Residential Property	Contour:	Easy to moderate fall



An '*' shown beside a recent sale value indicates the sale is unconfirmed