

Comparative Market Analysis

Recently Sold

	<p>Sold at Auction \$605,000.00</p> <p>Date Sold 9/09/2009</p>	<p>99 Te kawa Road, Greenlane</p> <p>It All Adds Up!</p> <p>This appealing renovated, nicely proportioned bungalow is in close proximity to Cornwall Park. Four bedrooms, two bathrooms plus internal entry double garaging. The spacious open plan living area flows to a north facing, generous deck and private outdoor area. A great opportunity to live in this popular tree-lined street!</p>	4 2 2
	<p>SOLD \$610,000</p> <p>Date Sold 1/01/2010</p>	<p>9a Taiere Terrace, One Tree Hill</p> <p>A fabulous combination of quality and lifestyle. This gorgeous, near-new, 4 bedroom, 2½ bathroom home was built to exacting standards and the result speaks for itself. The well-appointed kitchen and adjoining dining/family room open through 2 sets of doors to a leafy, tranquil patio and garden. Step down a step to an intimate lounge</p>	4 2 4
	<p>Sold at Auction \$635,000.00</p> <p>Date Sold 18/11/2009</p>	<p>29a Clarke Road, Royal Oak</p> <p>Simply Superb- Stroll To Park!</p> <p>Sun-soaked, delightfully renovated with style and flair this two level cedar townhouse offers a lifestyle many would envy. The fastidious owners with an eye for detail have created a wonderful home to just move into, relax & enjoy. The lovely open plan living areas flow through sets of doors to private beautifully landscaped sun filled</p>	3 2 2
	<p>SOLD \$635,000.00</p> <p>Date Sold 22/12/2010</p>	<p>5/18 Nolan Road, Greenlane</p>	0 0 0
	<p>Sold at Auction \$635,000.00</p> <p>Date Sold 2/03/2011</p>	<p>21a Turama Road, Royal Oak</p> <p>Ideal Location - Walk to Shops & Cornwall Park!</p> <p>Contemporary, stylish, with an elegant edge. This stunning home offers a level of sophistication often sought, but hard to find. Single level, sun soaked generous living areas. Two sets of bifold doors lead to a paved fully fenced private courtyard. Easy care living at its best! Master bedroom with tiled ensuite & walk in robe. Stroll to</p>	3 2 2
	<p>SOLD \$645,000</p> <p>Date Sold 30/11/2009</p>	<p>2/702 Manukau Road, Royal Oak</p> <p>This recently renovated 3 bedrooms, 2 bathrooms two level townhouse has loads of appeal. From the sunny spacious living areas to the expansive decks you will enjoy living in this attractive home. Just a short stroll to Cornwall Park, School & local shops. A superb home in a top location!</p>	3 2 0
	<p>Sold at Auction \$650,000.00</p> <p>Date Sold 1/12/2010</p>	<p>50B Konini Road, Greenlane</p> <p>Simply Stylish!</p> <p>This stunning home, just four years old offers peace and privacy in a rear freehold garden situation. Ideal generous open plan living areas, the lounge with gas fire and sets of large bi fold doors lead from the dining area to ample decking and fabulous all year entertaining. The superb Peter Hay designed kitchen with huge island bench, is</p>	4 3 2
	<p>Sold Prior to Auction \$651,500.00</p> <p>Date Sold 12/10/2009</p>	<p>31a Clarke Road, Royal Oak</p> <p>Live Like Kings & Queens!</p> <p>Vendors off to Aussie say 'sell now!' If you want an easy care stylish modern home that's a fabulous entertainer -you've just found it! Deceptive from the outside- enormous on the inside! Nestled in peace and privacy, light and bright with the sun shining through. A must see for summer fun! Moments to Royal Oak shops and strolls</p>	3 2 4

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	<p>SOLD \$665,000.00</p> <p>Date Sold 18/08/2009</p>	<p>34a Kowhatu Road, Greenlane</p> <p>Stylish Easy Living</p> <p>Located in a tree lined street just a short stroll from Cornwall Park and minutes to motorway access. An impressive sunny retreat in a lovely private setting. The large open plan living with gourmet kitchen has two sets of large bi fold doors flowing to a fabulous al fresco entertaining area. The expansive lounge has a feature open fire. A</p>	<p>4 3 2 </p>
	<p>SOLD \$675,000</p> <p>Date Sold 28/05/2010</p>	<p>1a Ewenson Avenue, One Tree Hill</p> <p>SIMPLY SENSATIONAL</p> <p>A fabulous surprise awaits with this impeccably refurbished 1980's home with sensational surround verandah capturing all day sun.</p> <p>This fabulous light-filled home features open plan modern kitchen/dining, a spacious</p>	<p>4 2 2 </p>
	<p>SOLD \$715,500.00</p> <p>Date Sold 1/07/2009</p>	<p>28 Jubilee Avenue, Onehunga</p> <p>High On The Hill</p> <p>Tucked away in a quiet cul-de-sac location, Jubilee Ave, a street few people know, yet just a short stroll to Cornwall Park. Discover this sun drenched near new four double bedroom home of weatherboard & colour steel construction. Fabulous flow from the family living areas to a private rear north facing garden. From the kitchen bi-fold</p>	<p>4 2 4 </p>
	<p>SOLD \$717,000.00</p> <p>Date Sold 9/05/2011</p>	<p>89A Namata Road, One Tree Hill</p>	<p>4 3 2 </p>
	<p>SOLD \$720,000.00</p> <p>Date Sold 18/05/2011</p>	<p>1/39 Campbell Road, Royal Oak</p> <p>Perfect Position Makes Perfect Sense!</p> <p>Fabulous opportunity to secure a NEW 4 double bedroom, 3 bathroom home conveniently located only a short, level walk from Royal Oak Mall. Superbly appointed with all the creature comforts you could wish for and an abundance of natural light really helps set the scene.</p>	<p>4 3 2 </p>
	<p>Sold at Auction \$735,000.00</p> <p>Date Sold 7/10/2009</p>	<p>15a Huapai Street, Onehunga</p> <p>PRIVATE, QUIET, SECURE</p> <p>Fabulous family home. Comprising 4 bedrooms, 3 bathrooms and 2 living areas. Double internal access garaging plus plenty of off street parking. Views to Waitakeres and out to the airport. Close to Royal Oak Mall, transport and local schools. Very private and secure.</p>	<p>4 3 2 </p>
	<p>SOLD \$745,000.00</p> <p>Date Sold 16/02/2010</p>	<p>37a Horotutu Road, Greenlane</p> <p>Georgian Style Elegance</p> <p>Something special, solidly built with brick and hinuera stone, this impressive home captures the essence of an idyllic lifestyle. Designed with flair and an eye for detail. The entertaining areas lead through sets of doors to a private fenced garden revelling in all day sun.</p>	<p>4 3 2 </p>
	<p>SOLD \$760,000.00</p> <p>Date Sold 7/10/2009</p>	<p>19b Hoheria Road, Onehunga</p> <p>In A Class Of Its Own</p> <p>This brick & cedar townhouse has all the extras. Three bedrooms with master downstairs serviced by a good sized ensuite, a walk in wardrobe & separate toilet. Two more doubles upstairs with a family bathroom. Extensive living areas with open plan dining and the bonus of a corner window seat. Folding doors enable you to</p>	<p>3 2 2 </p>

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	<p>Sold at Auction \$770,000.00</p> <p>Date Sold 24/11/2010</p>	<p>16B Ferguson Avenue, Greenlane</p> <p>Contemporary Family Living</p> <p>Surround yourself with style in this elegant townhouse. Downstairs- A gourmet kitchen with ample cupboard space overlooking the garden area to keep an eye on the young ones at play. Open plan living/dining area that immediately invites relaxation, flows out to easy care landscaped gardens and a delightful outdoor</p>	<p>4 2.5 4 </p>
	<p>SOLD \$781,000</p> <p>Date Sold 18/04/2011</p>	<p>7a Horotutu Road, One Tree Hill</p> <p>Parkside Perfection</p> <p>High on the sunny crest of Cornwall Park, with stunning views to One Tree Hill, this solid modern home offers light, space and convenience to discerning owners. This was a builder's own home beautifully constructed with low</p>	<p>4 2 2 </p>
	<p>SOLD \$782,000.00</p> <p>Date Sold 25/11/2010</p>	<p>3 Hoheria Road, One Tree Hill</p> <p>A Townhouse With Identity!</p> <p>The summer awaits & this weatherboard & masonry home enjoys seamless indoor outdoor flow as well as a central up to the minute island kitchen with walk in pantry. Loads of natural light & choices on where to put the BBQ. A house with personality. Centrally located with the benefit of its own drive & shouting executive living. A new</p>	<p>4 2.5 2 </p>
	<p>SOLD \$800,000</p> <p>Date Sold 18/04/2011</p>	<p>6 Clarke Road, Royal Oak</p> <p>A True Family Home Close To the Park</p> <p>Those with an eye for great property and the desire to add value will immediately fall in love with this one. Set on a full north facing site within minutes to Cornwall Park and Royal Oak shops the home is designed to take advantage of the northern aspect with the family room and kitchen overlooking the back section. A study and second</p>	<p>3 1 0 </p>

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