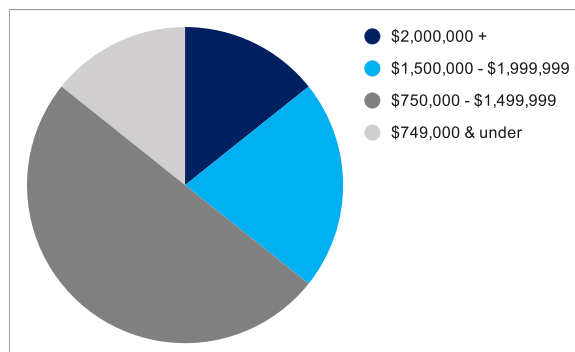


Suburb Sales Statistics

Mt Albert - October 2023

| No | Street Address | Sale Price | Uncon. date |
|----------|-------------------|-------------|-------------|
| Lot 4/14 | Ennismore Road | \$1,265,000 | 1-Oct-23 |
| 113 | Mount Albert Road | \$2,600,000 | 9-Oct-23 |
| 24 A | Jersey Avenue | \$1,475,000 | 11-Oct-23 |
| 32 | Monaghan Avenue | \$1,800,000 | 13-Oct-23 |
| 4/3 | Norrie Avenue | \$860,000 | 16-Oct-23 |
| 5/2 A | Moreland Road | \$767,000 | 19-Oct-23 |
| 1/155 | Mount Albert Road | \$803,000 | 19-Oct-23 |
| Lot 2/14 | Ennismore Road | \$1,220,000 | 19-Oct-23 |
| 703 B | New North Road | \$1,372,000 | 20-Oct-23 |
| 52 | Woodward Road | \$1,750,000 | 20-Oct-23 |
| 1/160 | Mount Albert Road | \$740,000 | 23-Oct-23 |
| 51 | Woodward Road | \$1,600,000 | 26-Oct-23 |
| 29/8 | Soljak Place | \$417,250 | 27-Oct-23 |
| 3 | Douglas Avenue | \$2,004,000 | 27-Oct-23 |

| Breakdown of sales | No. of sales | Value of sales |
|---------------------------|--------------|---------------------|
| \$2,000,000 + | 2 | \$4,604,000 |
| \$1,500,000 - \$1,999,999 | 3 | \$5,150,000 |
| \$750,000 - \$1,499,999 | 7 | \$7,762,000 |
| \$749,000 & under | 2 | \$1,157,250 |
| TOTALS | 14 | \$18,673,250 |
| AVERAGE | | \$1,333,804 |



While every effort has been made to ensure that the property information in the publication is accurate we recommend that, before relying on this information you seek independent advice. Source: Various industry related websites

*This sales information includes residential sales made by various real estate companies in the stated month and suburb