

SOLD NEARBY

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.



46 Wai-Iti Terrace, Burnside, Christchurch

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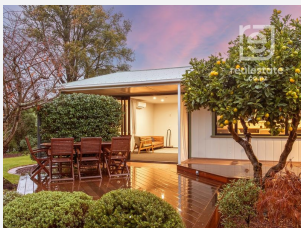
Last Sold	\$1,175,000 - 31 Jul 25	Floor Area	180 m ²
Capital Value	\$1,070,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$530,000 - 01 Aug 22	Walls	Roughcast, etc
Land Use	Townhouse	Building Age	1990-1999
Land Area			



27B Montclare Avenue, Ilam, Christchurch

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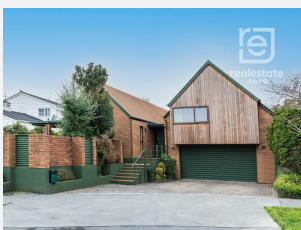
Last Sold	\$1,263,000 - 26 Jul 25	Floor Area	229 m ²
Capital Value	\$1,060,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$650,000 - 01 Aug 22	Walls	Mixed Material
Land Use	Residence	Building Age	1980-1989
Land Area	961 m ²		



6 Bannister Place, Ilam, Christchurch

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Last Sold	\$1,070,000 - 25 Jul 25	Floor Area	150 m ²
Capital Value	\$1,070,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$780,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	572 m ²		



21 Dunrobin Place, Avonhead, Christchurch

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Last Sold	\$1,030,000 - 23 Jul 25	Floor Area	270 m ²
Capital Value	\$960,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$620,000 - 01 Aug 22	Walls	Brick
Land Use	Residence	Building Age	1970-1979
Land Area	630 m ²		



209 Ilam Road, Ilam, Christchurch

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Last Sold	\$1,375,000 - 03 Jul 25	Floor Area	240 m ²
Capital Value	\$1,080,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$780,000 - 01 Aug 22	Walls	Mixed Material
Land Use	Residence	Building Age	1960-1969
Land Area	817 m ²		



86A Memorial Avenue, Ilam, Christchurch

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Last Sold	\$1,305,000 - 03 Jul 25	Floor Area	250 m ²
Capital Value	\$1,230,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$850,000 - 01 Aug 22	Walls	Brick
Land Use	Residence	Building Age	1980-1989
Land Area	845 m ²		



10 Joyce Crescent, Ilam, Christchurch

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Last Sold	\$1,200,000 - 30 May 25	Floor Area	162 m ²
Capital Value	\$1,150,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$840,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	847 m ²		



19 Rutherglen Avenue, Ilam, Christchurch

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Last Sold	\$1,080,000 - 30 May 25	Floor Area	200 m ²
Capital Value	\$850,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$610,000 - 01 Aug 22	Walls	Brick
Land Use	Residence	Building Age	1970-1979
Land Area	610 m ²		