












The Bays










Residential Sales Statistics – December 2022

	Address and details	Sale Price	CV (2020)	% Sale Price vs CV	Unconditional Date	Land Area (m ²)	Days on Market
	51a Vale Road 3 Bedrooms Floor area: 236m ²	\$3,150,000	\$2,125,000	+48%	14/12/22	Crosslease Title	17
	63 Maskell Street 5 Bedrooms Floor area: 276m ²	\$2,450,000	\$2,700,000	-9%	19/12/22	400m ²	26
	5 Rarangi Road 4 Bedrooms Floor area: 237m ²	\$2,420,000	\$2,350,000	+2%	15/12/22	417m ²	19
	349B Saint Heliers Bay Road 4 Bedrooms Floor area: 330m ²	\$2,350,000	\$3,650,000	-35%	20/12/22	634m ²	22
	405/236 Kapa Road 2 Bedrooms Floor area: 111m ²	\$2,180,000	\$2,150,000	+1%	12/12/22	Unit Title	69
	115 Maskell Street 3 Bedrooms Floor area: 139m ²	\$1,950,000	\$2,375,000	-17%	08/12/22	809m ²	56
	32B Rarangi Road 4 Bedrooms Floor area: 220m ²	\$1,880,000	\$2,000,000	-6%	09/12/22	Crosslease Title	47
	304A Saint Heliers Bay Road 5 Bedrooms Floor area: 242m ²	\$1,830,000	\$1,975,000	-7%	16/12/22	Crosslease Title	40
	1/28 Long Drive 4 Bedrooms Floor area: 170m ²	\$1,415,000	\$1,550,000	-8%	08/12/22	Crosslease Title	56



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 <p>1/41 Sylvia Road 3 Bedrooms Floor area: 199m²</p>	\$1,300,000	\$1,500,000	-13%	13/12/22	Crosslease Title	69
 <p>17A Tuhimata Street 4 Bedrooms Floor area: 244m²</p>	\$1,300,000	\$2,250,000	-42%	05/12/22	Crosslease Title	112
 <p>5/43 Nihill Crescent 4 Bedrooms Floor area: 179m²</p>	\$1,215,000	\$1,425,000	-14%	05/12/22	Crosslease Title	57
 <p>171B Saint Heliers Bay Road 4 Bedrooms Floor area: 218m²</p>	\$1,110,000	\$1,575,000	-29%	19/12/22	Crosslease Title	33
 <p>15A Tarawera Terrace 3 Bedrooms Floor area: 119m²</p>	\$1,050,000	\$1,360,000	-22%	07/12/22	Crosslease Title	81
 <p>2/8 Taranaki Road 3 Bedrooms Floor area: 140m²</p>	\$1,023,000	\$1,875,000	-45%	20/12/22	Crosslease Title	55
 <p>3/14 Marau Crescent 2 Bedrooms Floor area: 63m²</p>	\$952,000	\$930,000	+2%	14/12/22	Crosslease Title	22
 <p>2/15 Tagalad Road 2 Bedrooms Floor area: 59m²</p>	\$771,000	\$990,000	-22%	20/12/22	Crosslease Title	26
 <p>1/366 Saint Heliers Bay Road 3 Bedrooms Floor area: 140m²</p>	\$300,000	\$860,000	-65%	14/12/22	Leasehold	205