



“Tokai Property Snapshot” - Sales 1 Jan – beg June 2014

Prepared by Lisa Rowell, 082 844 0800 (Source Propstats and CMA Info)

Address	Suburb	Type	Erf Size m ²	R/m ²	Dwell Size m ²	Condition	Beds	Baths	Receptions	List Price	Sale Price	Difference	List Days	Confirmed Date
9 Watson Walk	Tokai	SS HSE	970	3505.15	240	Excellent	3	3	4	3,595,000.00	3,400,000.00	-5.4	10	01/05/2014
2 Greenwood	Tokai	SS HSE	1681	2676.98	350	Excellent	3	4	3	4,750,000.00	4,500,000.00	-5.3	14	01/05/2014
31 Bluegum Lane	Tokai	SS HSE	550	4636.36	210	Good	4	2.5	3	2,750,000.00	2,550,000.00	-7.3	30	01/05/2014
27 Fir Lane	Tokai	SS HSE	496	4032.26	153	Poor	3	3	1	1,950,000.00	2,000,000.00	2.6	16	01/05/2014
8 Bluegum Lane	Tokai	SS HSE	496	6048.39	172	Excellent	4	3	1	3,500,000.00	3,000,000.00	-14.3	25	01/05/2014
5 Forest Avenue	Tokai	SS HSE	1150	2869.57	220	Good	3	2	2	3,500,000.00	3,300,000.00	-5.7	1	01/05/2014
18 Hawthorne Close	Tokai	SS HSE	1164	2835.05	265	Good	4	2.5	2	3,900,000.00	3,300,000.00	-15.4	334	01/05/2014
11 Beech Street	Tokai	SS HSE	992	2419.35	230	Fair	4	2	3	2,550,000.00	2,400,000.00	-5.9	14	01/04/2014
16 Lismore Avenue	Tokai	DS HSE	1023	4252.2	256	Excellent	5	3	3	4,700,000.00	4,350,000.00	-7.5	10	01/04/2014
23 Anderson Close	Tokai	SS HSE	920	3532.61	245	Excellent	4	2	4	3,350,000.00	3,250,000.00	-3	3	01/03/2014
75 Forest Glade, 0 Tokai Road	Tokai	SS HSE	177	14661.02	140	Good	3	3	2	2,595,000.00	2,595,000.00	0	109	01/03/2014
12 Ebony Road	Tokai	SS HSE	497	4627.77	140	Good	3	2	1	2,550,000.00	2,300,000.00	-9.8	14	01/03/2014
9 Edinburgh	Tokai	SS HSE	261	5478.93	140	Good	3	2	1	1,545,000.00	1,430,000.00	-7.5	7	01/02/2014
3 Bergzicht Circle	Tokai	SS HSE	1180	2627.12	253	Fair	4	3	4	3,495,000.00	3,100,000.00	-11.3	80	01/03/2014
8 Birchwood Lane	Tokai	SS HSE	902	3381.37	196	Excellent	4	2	3	3,350,000.00	3,050,000.00	-9	110	01/05/2014
3 Pleasant Place	Tokai	SS HSE	1248	1722.76	205	Poor	4	2	2	2,300,000.00	2,150,000.00	-6.5	3	01/02/2014
10 Windsor Lane	Tokai	SS HSE	1486	1884.25	250	Fair	4	3	3	2,995,000.00	2,800,000.00	-6.5	10	01/02/2014
13 Dalmore Road	Tokai	SS HSE	1443	3568.95	350	Excellent	5	5	2	5,995,000.00	5,150,000.00	-14.1	14	01/02/2014
71 Forest Glade Road	Tokai	SS HSE	172	17412.79	150	Excellent	3	3	3	2,995,000.00	2,995,000.00	0	90	01/03/2014
6 Myrtle Road	Tokai	SEMI	318	5974.84	100	Good	2	1	1	1,900,000.00	1,900,000.00	0	14	01/02/2014
15 Dalmore Avenue	Tokai	SS HSE	1022	3864.97	320	Excellent	4	3	3	3,995,000.00	3,950,000.00	-1.1	50	01/02/2014
62 Tokai Road	Tokai	SS HSE	437	5949.66	160	Good	3	2	2	2,795,000.00	2,600,000.00	-7	67	01/02/2014
6 Tokai Road	Tokai	SS HSE	413	4782.00	154	Good	3	2	2		1,975,000.00			06/02/2014
53 Lismore Avenue	Tokai	SS HSE	699	4864.09	270	Excellent	3	3	3	3,500,000.00	3,400,000.00	-2.9	40	01/02/2014
2 Sandberry Avenue	Tokai	SS HSE	1134	2645.5	350	Good	5	2.5	3	3,300,300.00	3,000,000.00	-9.1	10	01/02/2014
70 Forest Glade Drive	Tokai	CLUSTER	153	22222.22	170	Good	3	3	2	3,795,000.00	3,400,000.00	-10.4	21	01/02/2014
8 Ebony Road	Tokai	SS HSE	620	4362.9	190	Excellent	3	3	2	2,725,000.00	2,705,000.00	-0.7	7	01/01/2014
11 Almond Way	Tokai	SS HSE	970	2371.13	220	Fair	4	2	3	2,595,000.00	2,300,000.00	-11.4	30	01/01/2014
15 Bergzicht Circle	Tokai	SS HSE	1047	1814.71	151	Fair	4	2	2	1,995,000.00	1,900,000.00	-4.8	16	01/02/2014