

E-Valuer Summary Report

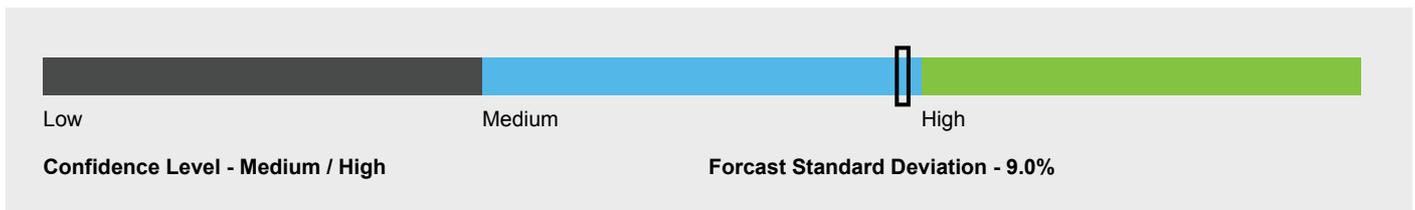
This is a E-Valuer report generated by CoreLogic NZ Limited. The report provides an estimate of the most probable selling price of the subject property using an automated valuation model (AVM) which is based on recent and nearby comparable sales in the area.

Street Address: 1 Sample Road, Albany, North Shore

Valuation Address: 1 Sample Rd, Auckland Region

Estimated Market Value (as at 06 September 2015)

Estimated Value: \$388,000.00
Estimated Selling Range: \$353,080.00 - \$422,920.00



The accuracy of the E-Valuer estimate is determined by a confidence level indicator, based on a Forecast Standard Deviation (FSD) calculated for each property. The FSD calculation is based on analysis of the comparable sales used by the E-Valuer to gauge how accurate the E-Valuer is likely to be.

Property Description

Bedroom:	3	Building type:	Residential-Dwelling-2000/2009
Bathroom:	2	Building age:	2007
Land area:	441m ²	Property ID (QPID):	2540405
Suburb:	\$240,000.00	Territorial Authority:	Auckland City

Current Rating Valuation

Valuation date:	September 1st, 2012	Valuation reference:	5/123456000
Capital value:	\$350,000.00	Floor area:	110m ²
Land value:	441m ²	Site area:	109m ²
Improvement value:	\$240,000.00	Carparks:	2

Currency of Data

Survey and Title Data: 09 June 2015
Valuation and Sales Data: 05 July 2015
CoreLogic Address Data: 04 July 2015

Disclaimer

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