

Home Valuer Report

This is a Home Valuer Report generated by Terralink International Limited under licence from Valuation Consultants NZ Limited (VCNZ Ltd). This report provides an estimate of the most probable selling price of the subject property using advanced automated valuation technology, and analysis of sales data and market trends combined to derive this estimate.

Street Address: 8a Sample Street, Parnell, Auckland
Valuation Address: 8a Sample Street, Parnell, Auckland Region

Estimated Market Value (as at 10 February 2010)

Estimated Value: \$824,000
Estimated Selling Range: \$783,000 to \$865,000



Confidence Score - HIGH

This score is based on the number of available comparable sales in the area and the predictability of prices within the city or district. The average prediction values of the model (within this location) are within 0.00% of the actual sales price when sold under normal market conditions and where the sale is considered to be an Arms-Length transaction.

Property Description

Property Type:	Residential Dwelling	Floor Area:	106 m ²
Building Site Coverage:	Not identified	Lot Size:	379 m ²
Age:	1900's	Parking:	None identified
Roof Construction:	Steel/G-Iron	Wall Construction:	Weatherboard
Contour:	Level	Deck:	Yes

Current Rating Valuation

Value of Improvements:	\$180,000	Valuation Date:	01 July 2008
Land Value:	\$650,000	Valuation Reference:	5/123456000
Rating Valuation:	\$830,000		

Sales History

Last Sale Price:	Date:
\$500,000	05 March 2007
\$190,000	18 March 1991
\$247,500	04 April 1990
\$240,000	20 August 1987
\$165,000	20 January 1986
\$76,000	20 October 1982

Local Market Details -

Number of Houses sold:	
Highest Sold Price:	\$
Lowest Sold Price:	\$
Median Sold Price:	\$
Total Number of Housing Stock:	
% of Housing Stock sold over past 12 months:	Unable to calculate
Average % value increase over past 12 months :	2.25%

Comparable Sales in the Area

The most commonly used method to assess the value of owner occupied residential properties is referred to as either the **Comparable Sales Method** or **Market Approach**. Properties which have sold in the area are canvassed. These are selected on the basis of geographical proximity, size, age and time of sale. As no two properties are exactly alike, mathematical adjustments are made to compensate for differences between the subject property and those that have sold and are being used in the analysis.

Property Valuers give the most recent sales more weight and prefer to rely on sales within 3-6 months. However the Home Valuer has a powerful inbuilt table which adjusts for time, so older sales can be used while still maintaining an acceptable level of accuracy.

Most recent sales listed first

10 Scarborough Terrace

Government Valuation:	\$750,000	Sale Price:	\$775,000
Land Area:	336 m ²	Sale Date:	09 December 2009
Floor Area:	121 m ²		

This property is a 1910's Residential Dwelling, it is located within 300 metres of the subject property. In comparison the floor area is 15 square metres larger, the land value is the same, the rating value is \$80,000 less than the subject. The sale occurred 2 months ago.

40 Scarborough Terrace

Government Valuation:	\$840,000	Sale Price:	\$1,010,000
Land Area:	311 m ²	Sale Date:	04 November 2009
Floor Area:	162 m ²		

This property is a 1910's Residential Dwelling, it is located within 400 metres of the subject property. In comparison the floor area is 56 square metres larger, the land value is the same, the rating value is \$10,000 more than the subject. The sale occurred 3 months ago and has been selected solely on the comparison of the Rateable Value.

4 Windsor Street

Government Valuation:	\$800,000	Sale Price:	\$828,000
Land Area:		Sale Date:	25 September 2009
Floor Area:	163 m ²		

This property is a 1990's Residential Dwelling, it is located within 100 metres of the subject property. In comparison the floor area is 57 square metres larger, the land value is the same, the rating value is \$30,000 less than the subject. The sale occurred 5 months ago and has been selected solely on the comparison of the Rateable Value.

18 Stratford Street

Government Valuation:	\$870,000	Sale Price:	\$1,010,000
Land Area:		Sale Date:	02 September 2009
Floor Area:	161 m ²		

This property is a 1920's Residential Dwelling, it is located within 500 metres of the subject property. In comparison the floor area is 55 square metres larger, the land value is the same, the rating value is \$40,000 more than the subject. The sale occurred 5 months ago and has been selected solely on the comparison of the Rateable Value.

60 Tohunga Crescent

Government Valuation:	\$950,000	Sale Price:	\$950,000
Land Area:	427 m ²	Sale Date:	30 July 2009
Floor Area:	110 m ²		

This property is a 1920's Residential Dwelling, it is located within 900 metres of the subject property. In comparison the floor area is 4 square metres larger, the land value is the same, the rating value is \$120,000 more than the subject. The sale occurred 7 months ago .

48 Gladstone Road

Government Valuation:	\$720,000	Sale Price:	\$700,000
Land Area:	305 m ²	Sale Date:	06 May 2009
Floor Area:	100 m ²		

This property is a 1920's Residential Dwelling, it is located within 700 metres of the subject property. In comparison the floor area is 6 square metres smaller, the land value is the same, the rating value is \$110,000 less than the subject. The sale occurred 9 months ago .

Location of Comparable Sales



Owner

Owner Status	Title	Owner Name
Current	Order NA236/31	Yellow, Sally
Current	Order NA236/31	Maroon, Alastair Duncan
Current	Order NA236/31	Maroon, Susanna
Prior	Order NA236/31	Maroon, Alastair Duncan
Prior	Order NA236/31	Maroon, Susanna

Titles

Date Issued	Reference	Land Area	Status	Estate	Description
12 Aug 1899	Order NA236/31	379 m ²	Live		LOT 39 DP 1234

Imagery



Historical Memorials - NA236/31

Date	Reference	Document Type (Name)
16 Apr 2007 09:09	Order 7321234.1	Transfer
08 Mar 2007 14:02	Order 7261234.1	Discharge of Mortgage
04 Apr 1995 11:11	Order C821234.3	Mortgage (NATIONAL BANK OF NEW ZEALAND LIMITED)
04 Apr 1995 11:11	Order C821234.3	Mortgage (THE NATIONAL BANK OF NEW ZEALAND LIMITED)
04 Apr 1995 11:11	Order C821234.2	Transfer (MAROON ALASTAIR DUNCAN)
04 Apr 1995 11:11	Order C821234.1	Discharge of Mortgage (WESTPAC BANKING CORPORATION)
30 Aug 1991 14:02	Order C301234.3	Mortgage (WESTPAC BANKING CORPORATION)
30 Aug 1991 14:02	Order C301234.2	Transfer (MAROON ALASTAIR DUNCAN)
30 Aug 1991 14:02	Order C301234.1	Discharge of Mortgage (BLUE STEEL LIMITED)
15 May 1990 14:02	Order C131234.3	Mortgage (BLUE STEEL LIMITED)
15 May 1990 14:02	Order C131234.2	Transfer (GREY GULL LIMITED)
15 May 1990 14:02	Order C131234.1	Discharge of Mortgage (WESTPAC BANKING CORP)

Census age data (census 2006)

	Parnell West	Auckland City
0-9 Years	6.4 %	12.4 %
10-19 Years	8.8 %	13.3 %
20-29 Years	23.5 %	18.4 %
30-39 Years	20.2 %	16.9 %
40-49 Years	14.3 %	15.0 %
50-59 Years	13.8 %	10.8 %
60 Years and Over	12.9 %	13.2 %

Census ownership data (census 2006)

	Parnell West	Auckland City
Dwelling Owned or Partly Owned by Usual Resident(s)	26.4 %	38.6 %
Dwelling Not Owned by Usual Resident(s)	44.3 %	40.2 %
Dwelling Held in a Family Trust by Usual Resident(s)	19.6 %	13.5 %
Not Elsewhere Included	9.7 %	7.7 %

Currency of Data

Valuation and Sales Data: 25 January 2010
Terralink Address Data: 08 January 2010

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