

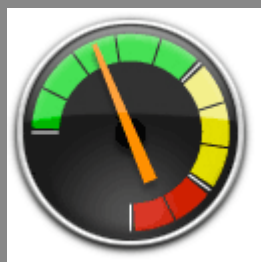
Home Valuer Summary

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		

Currency of Data

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

Disclaimer

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Valuation Consultants New Zealand

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