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Property Summary Report

This report provides summary level information about a property.

Street Address: 1 Sample Street, Parnell, Auckland

Property Details

Legal Description: Valuation Ref.: Local Authority: Property type: Age: Wall Materials: Wall Condition: UNIT 1A AUS 26 & 27 UP 123456 5/1234560101 Auckland City Residential, Apartment, 1990's, average 1990 - 1999 Roughcast, etc Average

Title: Floor Area: Land Area: Parking: Roof Materials: Roof Condition:

Owner Name Green, Sally D Green, Sue P Black, Shirly Mary Blue, Kate Amanda Body Corporate 123 Brown, Louise Emma Orange Properties Limited

White, Kate

Order <u>NA234B/50</u> Order <u>NA234B/75</u>

All values are at date of sale

Average

68 m²

1

Owner

Owner Status	Title
Current	Order <u>NA234B/50</u>
Current	Order <u>NA234B/50</u>
Prior	Order NA234B/50
Prior	Order NA234B/50
Prior	Order NA234B/75
Prior	Order NA234B/50
Prior	Order NA234B/50
Prior	Order <u>NA234B/50</u>

Rating Valuation (RV)

Rateable Value: Improvements: Land Value:	\$390,000 \$255,000 \$135,000	Date of Valuation: Valuation Ref.:	01 Jul 2008 <u>5/1234560101</u>	

Sales History

Sale Date	Sale Type	Gross Sale Price	Net Sale Price	Chattels	Rating Valuation	Land Value
18 Nov 2006	Whole	\$365,000	\$365,000		\$355,000	\$125,000
18 Nov 2006	Whole	\$365,000	\$355,000	\$10,000	\$355,000	\$125,000
13 Aug 2004	Whole	\$320,000	\$312,000	\$8,000	\$355,000	\$125,000
08 Feb 2002	Whole	\$280,000	\$272,000	\$8,000	\$250,000	\$100,000
17 Feb 2000	Whole	\$252,000	\$239,400	\$12,600	\$250,000	\$100,000

Building Condition

Date	Age	Floor Area	Land Area	Units	Walls / Condition	Roof / Condition
18 Nov 2006	1990 - 1999	85 m ²		1	Roughcast, etc / Average	/ Average
18 Nov 2006	1990 - 1999	86 m ²		1	Roughcast, etc / Average	Mixed Material / Average
13 Aug 2004	1910 - 1919	68 m ²		1	Roughcast, etc / Average	Mixed Material / Average
08 Feb 2002	Before 1920	67 m ²		1	Stone / Average	Mixed Material / Average
17 Feb 2000	Before 1920	68 m ²		1	Stone / Average	/ A
Report Date: 10	Feb 2010	Source:	Terranet - Proper	ty Information O	nline. <u>http://www.terranet.co.nz/</u>	Page 1 of 3

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All values are at date of sale

Legal Description	n and Land Use				
Legar Deseription					
Land Use: Category: Legal Description:	Single Unit excluding Bach Residential, Apartment, 1990's, average UNIT 1A AUS 26 & 27 UP 123456		Floor Area: Land Area:	68 m ²	
Titles					
Date Issued 15 Dec 1999 15 Dec 1999 15 Dec 1999 15 Dec 1999	NA234B/50 Order NA234B/50 Order NA234B/50 Order NA234B/50 Order NA234B/50 Order NA234B/50	Land Area	Status Live Live Live Live	Estate Stratum	Description AU 26 DP 123456 AU 27 DP 123456 UNIT 1A DP 123456 UNIT CP DP 123456
Current Memoria	als - NA234B/50				
Date 20 Dec 2006 09:09			Document Type (Name) Mortgage (BANK OF NEW ZEALAND)		
Historical Memor	rials - NA234B/50				
Date 20 Dec 2006 09:09 20 Dec 2006 09:09 16 Sep 2004 09:09 16 Sep 2004 09:09 10 Sep 2004 14:02 06 May 2002 09:09 06 May 2002 09:09 06 May 2002 09:09 06 May 2002 09:09 06 May 2002 09:09 20 Apr 2000 14:02 20 Apr 2000 14:02	Reference Order 12345123.2 Order 12345123.1 Order 12345123.1 Order 12345123.1 Order 12345123.1 Order 12345123.1 Order 12345123.3 Order 12345123.2 Order 12345123.2 Order 12345123.4 Order 12345123.4 Order 12345123.4 Order 12345123.4 Order 12345123.3 Order 12345123.2 Order 12345123.1		Mortgage (ANZ Transfer Discharge of Mc Mortgage (WEST Power of Attorn Power of Attorn Transfer Discharge of Mc Mortgage Mortgage (BNZ) Transfer (BLACI Transfer (TAN E	ortgage (ANZ NATI NATIONAL BANK L Ortgage (WESTPAC TPAC BANKING CO ney ney ortgage (BNZ) K SHIRLY MARY) BRUCE GREGORY) ge of Mortgage (N)	BANKING CORPORATION) RPORATION)

Historical Memorials - NA234B/75

Date 15 Dec 1999 09:09 06 Dec 1999 15:03 Reference Order 12345D45.4 Order 12345D45.4 Document Type (Name) Change of Rules / Address of Body Corporate Change of Rules / Address of Body Corporate (BODY CORPORATE 123)

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Consents Issued							
Date Issued	Value	Work Type	Sector	Reference	Description		
01 Mar 2006	\$3,000	Adds/Alts	Civil	1234-401	Erect Scaffold To Footpath 21.6. 20 February - 20 March 2006		
01 Sep 2005	\$900,000	Adds/Alts	Civil	1234-101	Amendment - Complete Removal Of All Cladding To Res Floors		
01 Jun 2002	\$75,000	Adds/Alts	Residential	1234-871	Lift rev balconies & attics		

Currency of Data

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

Disclaimer

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