





# **Property Valuation and Sales Report**

This report provides details of the previous sales of the property together with current and previous valuation details.

Street Address: 1 Sample Street, Parnell, Auckland

Valuation Address: 1 Sample Street (Unit 1a), Parnell, Auckland Region

#### **Property Details**

Legal Description: UNIT 1A AUS 26 & 27 UP 123456

 Valuation Ref.:
 5/1234560101
 Title:
 Order
 NA234B/50
 Order
 NA234B/75

**Local Authority:** Auckland City Floor Area: 68 m<sup>2</sup>

Property type: Residential, Apartment, 1990's, average Land Area:

Age: 1990 - 1999 Parking: 1
Wall Materials: Roughcast, etc Roof Materials:

Wall Condition: Average Roof Condition: Average

#### Owner

**Owner Status Owner Name** Title Order <u>NA234B/50</u> Current Green, Sally D Current Green, Sue P Order NA234B/50 Prior NA234B/50 Black, Shirly Mary Prior Blue, Kate Amanda NA234B/50 Prior **Body Corporate 123** NA234B/75 Prior NA234B/50 Brown, Louise Emma Prior Orange Properties Limited NA234B/50

Prior Order NA234B/50 White, Kate

## Rating Valuation (RV)

Rateable Value: \$390,000

 Improvements:
 \$255,000
 Date of Valuation:
 01 Jul 2008

 Land Value:
 \$135,000
 Valuation Ref.:
 \$/1234560101

# Sales History

Sale Date	Sale Type	<b>Gross Sale Price</b>	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

All values are at date of sale

# **Building Condition**

	Date	Age	Floor Area	Land Area	Units	Walls / Condition	Roof / Condition
	18 Nov 2006	1990 - 1999	85 m <sup>2</sup>		1	Roughcast, etc / Average	/ Average
	18 Nov 2006	1990 - 1999	86 m <sup>2</sup>		1	Roughcast, etc / Average	Mixed Material / Average
	13 Aug 2004	1910 - 1919	68 m <sup>2</sup>		1	Roughcast, etc / Average	Mixed Material / Average
	08 Feb 2002	Before 1920	67 m <sup>2</sup>		1	Stone / Average	Mixed Material / Average
Report Date: 10 Feb 2010		Source:	Source: Terranet - Property Information Online. <a href="http://www.terranet.co.nz/">http://www.terranet.co.nz/</a>			Page 1 of 2	







Date Land Area Walls / Condition Roof / Condition Age Floor Area Units

17 Feb 2000 Before 1920 68 m<sup>2</sup> Stone / Average / A

All values are at date of sale

#### **Improvements**

Special Value Improvements Apartment & Carpark

## Legal Description and Land Use

Land Use: Single Unit excluding Bach

Category: Residential, Apartment, 1990's, average

Legal Description: UNIT 1A AUS 26 & 27 UP 123456 Floor Area: Land Area:

68 m<sup>2</sup>

### **Currency of Data**

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

#### Disclaimer

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