

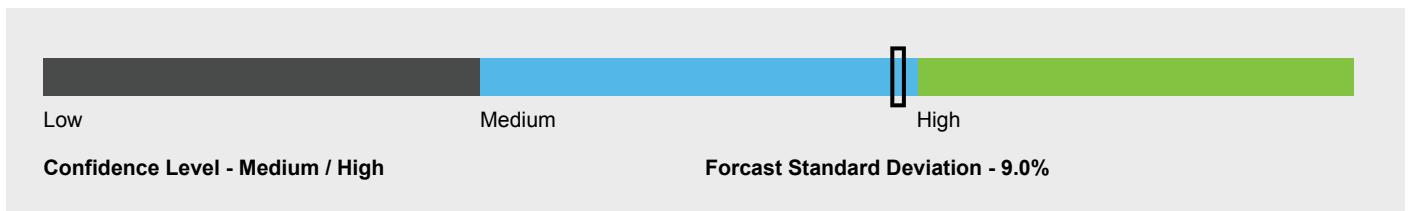
E-Valuer Report

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 Street, Parnell, Auckland
Valuation Address: 1 Sample Street, Parnell, 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

Local Market Details - Parnell

Median E-Valuer	\$414,100.00
Number of Sales in last 3 months	49
Difference in sale price and CV in last 3 months	+7.0%
Median Rent	\$385.00
Annual E-Valuer Change	+2.0%

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

23 Court Road, Parnell, Auckland

Government Valuation:	\$330,000.00	Sale Price:	\$310,000.00
Land Area:	242m ²	Sale Date:	12 May 2015
Floor Area:	100m ²	Bedrooms:	2

35 Rimu Terrace, Parnell, Auckland

Government Valuation:	\$385,000.00	Sale Price:	\$387,000.00
Land Area:	231m ²	Sale Date:	08 January 2015
Floor Area:	100m ²	Bedrooms:	0

38A Collins Avenue, Parnell, Auckland

Government Valuation:	\$390,000.00	Sale Price:	\$410,000.00
Land Area:	339m ²	Sale Date:	27 May 2015
Floor Area:	112m ²	Bedrooms:	4

Location of Comparable Sales



Sales History

Last Sale Price:

\$100,000.00
 \$120,000.00
 \$374,000.00
 \$374,000.00

Date:




01 March 2006
 11 April 2007
 20 September 2007
 28 May 2014

Owner

Owner Status

Current
 Current
 Prior
 Prior
 Prior
 Prior
 Prior
 Prior

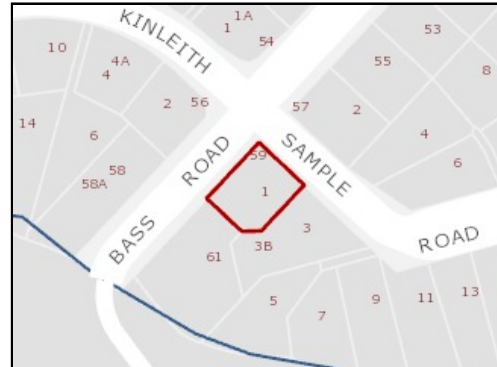
Title

 [123456](#)
 [123456](#)
 [123456](#)
 [123456](#)
 [123456](#)
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 [123456](#)
 [123456](#)

Owner Name

Cyan, Jonathan Andrew
 Cyan, Suzanne Mary
 Amber, Jeremy Robert
 Blue, Kerry Raymond
 Big Property Developments Limited
 Lavender, Fan
 Maroon, Diana Rosemary
 Peach, Brenda Margaret

Imagery



Current Memorials - 12345

Date	Reference
18 Jul 2014 12:32	Order 9781240.3
23 Nov 2006 09:00	Order 7128376.2
23 Nov 2006 09:00	Order 7128376.3

Document Type (Name)
Mortgage (TSB BANK LIMITED)
Easement Instrument
Easement Instrument

Historical Memorials - 12345

Date	Reference
29 Oct 2007 15:30	Order 7585416.3
29 Oct 2007 15:30	Order 7585416.1
22 Dec 2006 11:01	Order 7166045.1
15 Aug 2007 15:45	Order 7472483.1
18 Jul 2014 12:32	Order 9781240.2
22 Dec 2006 11:01	Order 7166045.2
29 Oct 2007 15:30	Order 7585416.2
18 Jul 2014 12:32	Order 9781240.1
23 Nov 2006 09:00	Order 7128376.1
23 May 2007 14:12	Order 7373391.2
23 May 2007 14:12	Order 7373391.1

Document Type (Name)
Mortgage (ANZ NATIONAL BANK LIMITED)
Discharge of Mortgage (WESTPAC NEW ZEALAND LIMITED)
Transfer
Mortgage (WESTPAC NEW ZEALAND LIMITED)
Transfer
Mortgage (BANK OF NEW ZEALAND)
Transfer
Discharge of Mortgage (ANZ NATIONAL BANK LIMITED)
Order For New Certificate of Title
Transfer
Discharge of Mortgage (BANK OF NEW ZEALAND)

Census age data (census 2006)

	Parnell	Auckland City
0-9 Years	13.9 %	11.8 %
10-19 Years	16.8 %	13.2 %
20-29 Years	12.2 %	19.4 %
30-39 Years	15.0 %	17.7 %
40-49 Years	15.9 %	15.2 %
50-59 Years	11.5 %	10.8 %
60 Years and Over	14.8 %	11.9 %

Census ownership data (census 2006)

	Parnell	Auckland City
Dwelling Owned or Partly Owned by Usual Resident(s)	54.8 %	47.1 %
Dwelling Not Owned by Usual Resident(s)	32.5 %	37.4 %
Dwelling Held in a Family Trust by Usual Resident(s)	8.8 %	10.1 %
Not Elsewhere Included	3.7 %	5.3 %

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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