

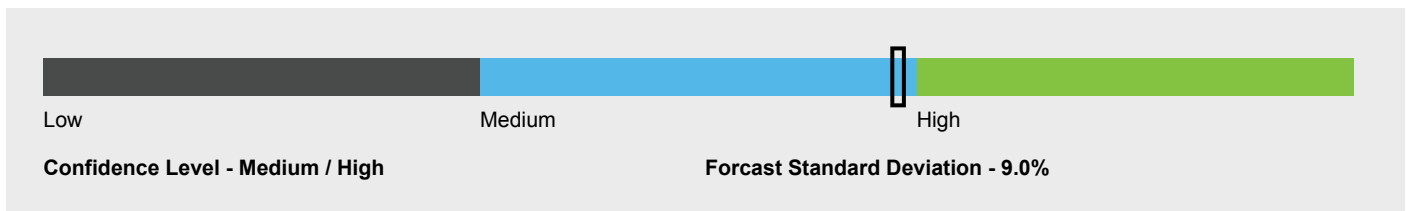
## E-Valuer Report

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

<b>Bedroom:</b>	3	<b>Building type:</b>	Residential-Dwelling-2000/2009
<b>Bathroom:</b>	2	<b>Building age:</b>	2007
<b>Land area:</b>	441m <sup>2</sup>	<b>Property ID (QPID):</b>	2540405
<b>Suburb:</b>	\$240,000.00	<b>Territorial Authority:</b>	Auckland City

### Current Rating Valuation

<b>Valuation date:</b>	September 1st, 2012	<b>Valuation reference:</b>	5/123456000
<b>Capital value:</b>	\$350,000.00	<b>Floor area:</b>	110m <sup>2</sup>
<b>Land value:</b>	441m <sup>2</sup>	<b>Site area:</b>	109m <sup>2</sup>
<b>Improvement value:</b>	\$240,000.00	<b>Carparks:</b>	2

### Local Market Details - Parnell

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

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

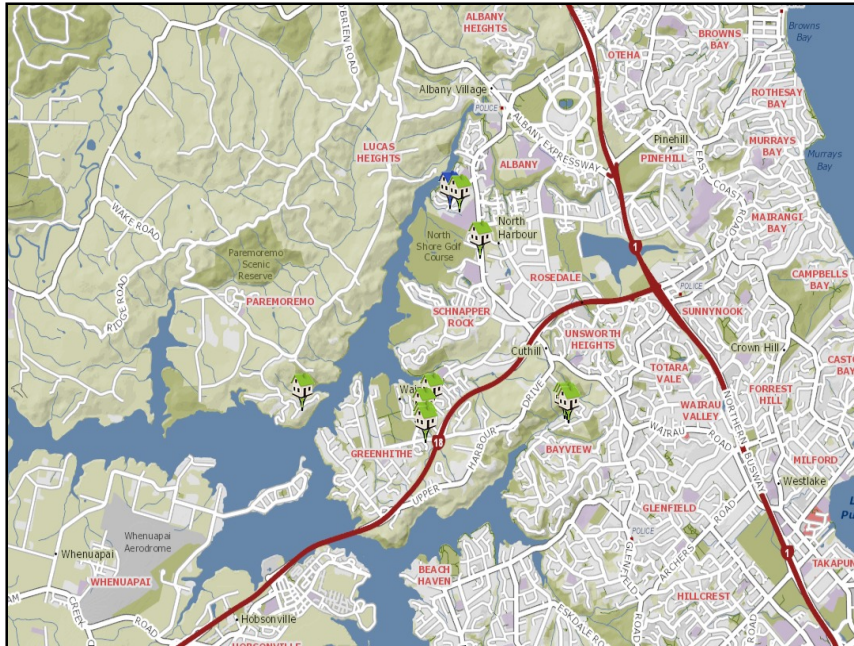
### 35 Rimu Terrace, Parnell, Auckland

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

### 38A Collins Avenue, Parnell, Auckland

<b>Government Valuation:</b>	\$390,000.00	<b>Sale Price:</b>	\$410,000.00
<b>Land Area:</b>	339m <sup>2</sup>	<b>Sale Date:</b>	27 May 2015
<b>Floor Area:</b>	112m <sup>2</sup>	<b>Bedrooms:</b>	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

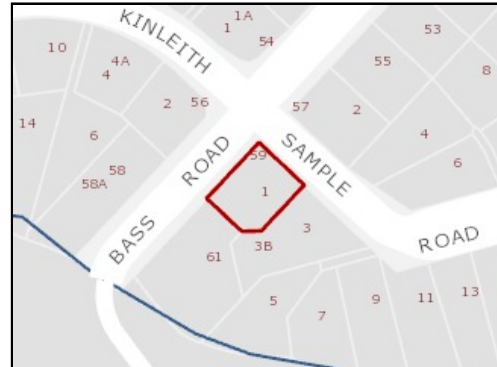
### Title

 [123456](#)  
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### 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	<a href="#">Order</a> 9781240.3
23 Nov 2006 09:00	<a href="#">Order</a> 7128376.2
23 Nov 2006 09:00	<a href="#">Order</a> 7128376.3

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

## Historical Memorials - 12345

Date	Reference
29 Oct 2007 15:30	<a href="#">Order</a> 7585416.3
29 Oct 2007 15:30	<a href="#">Order</a> 7585416.1
22 Dec 2006 11:01	<a href="#">Order</a> 7166045.1
15 Aug 2007 15:45	<a href="#">Order</a> 7472483.1
18 Jul 2014 12:32	<a href="#">Order</a> 9781240.2
22 Dec 2006 11:01	<a href="#">Order</a> 7166045.2
29 Oct 2007 15:30	<a href="#">Order</a> 7585416.2
18 Jul 2014 12:32	<a href="#">Order</a> 9781240.1
23 Nov 2006 09:00	<a href="#">Order</a> 7128376.1
23 May 2007 14:12	<a href="#">Order</a> 7373391.2
23 May 2007 14:12	<a href="#">Order</a> 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)

	<b>Parnell</b>	<b>Auckland City</b>
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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