

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	Title:	Order NA234B/50 Order NA234B/75
Valuation Ref.:	5/1234560101	Floor Area:	68 m ²
Local Authority:	Auckland City	Land Area:	
Property type:	Residential, Apartment, 1990's, average	Parking:	1
Age:	1990 - 1999	Roof Materials:	
Wall Materials:	Roughcast, etc	Roof Condition:	Average
Wall Condition:	Average		

Owner

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

Rating Valuation (RV)

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

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

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 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

Date	Age	Floor Area	Land Area	Units	Walls / Condition	Roof / Condition
17 Feb 2000	Before 1920	68 m ²		1	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	Floor Area:	68 m ²
Category:	Residential, Apartment, 1990's, average	Land Area:	
Legal Description:	UNIT 1A AUS 26 & 27 UP 123456		

Currency of Data

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

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