

Comparable Sales in the Area

Comparable sales lists up to 6 sales in the area which affect the estimated market value of the property. These properties have been selected based on comparable land and floor area, rateable value, geographical proximity, and within an acceptable timeframe and distance.

94 Example Terrace

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **7 Sep 2008**

Floor Area: 125 m2

Land Area: 445 m2

This property is a 1910's Residential Dwelling, it is located within 300 metres of the subject property. In comparison the floor area is 8 square metres larger, the land value is approximately 10% less, the rating value is \$20,000 less than the subject. The sale occurred 4 months ago .

13 Example Road

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **17 Aug 2008**

Floor Area: 125 m2

Land Area: 641 m2

This property is a 1920's Residential Dwelling, it is located within 500 metres of the subject property. In comparison the floor area is 8 square metres larger, the land value is the same, the rating value is \$30,000 less than the subject. The sale occurred 5 months ago .

14 Example Terrace

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **23 Jul 2008**

Floor Area: 126 m2

Land Area: 508 m2

This property is a 1910's Residential Dwelling, it is located within 300 metres of the subject property. In comparison the floor area is 9 square metres larger, the land value is approximately 20% less, the rating value is \$50,000 more than the subject. The sale occurred 6 months ago .

8 Example Road

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **17 Jul 2008**

Floor Area: 102 m2

Land Area: 613 m2

This property is a 1920's Residential Dwelling, it is located within 500 metres of the subject property. In comparison the floor area is 15 square metres smaller, the land value is the same, the rating value is \$130,000 less than the subject. The sale occurred 6 months ago .

36 Example Avenue

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **10 Jun 2008**

Floor Area: 137 m2

Land Area: 635 m2

This property is a 1910's Residential Dwelling, it is located within 400 metres of the subject property. In comparison the floor area is 20 square metres larger, the land value is the same, the rating value is \$30,000 less than the subject. The sale occurred 7 months ago .

51 Example Terrace

Sale Price: **\$720,000**

Rating Valuation: **\$700,000**

Sale date: **16 Apr 2008**

Floor Area: 140 m2

Land Area: 698 m2

This property is a 1910's Residential Dwelling, it is located within 100 metres of the subject property. In comparison the floor area is 23 square metres larger, the land value is approximately 5% less, the rating value is \$80,000 more than the subject. The sale occurred 9 months ago .

You need some help? Sure, we can help

Don't panic, we've got answers to all your questions and solutions to all your (property report) problems.

Reports Help

If you need help with the contents of this report please email reports@zoodle.co.nz - most of the time we'll get back to you within 2 or 3 business hours. If you'd prefer to speak with someone now about the content of your report, call free on **0508 zoodle (0508 966 353)** - there is normally people around to answer the phone between the hours of 8:30am to 5:30pm Monday to Friday.

Other places for help

For all other issues, you can check the website for further answers:

A list of [Frequently Asked Questions](#) is a good start, and we even have answers for most of them. Visit <http://www.zoodle.co.nz/cms/faqs>

If you need to know [where and why we get our data](#), we have that covered too. Visit <http://www.zoodle.co.nz/cms/where>

If you need help with the website, please email - help@zoodle.co.nz - most of the time we'll get back to you within 2 or 3 business hours.

Disclaimer

Sections of this report are generated by Terralink International Limited using an AVM designed by and under license from VCNZ. Information provided by this service is sourced from third parties, and forms a guideline only. Zoodle Limited cannot and does not provide any warranties or assurances of any kind in relation to any information provided through this service. In particular Zoodle Limited does not warrant that the material on the Site and the Services is free from errors, omissions, or other inaccuracies, or is fit for any particular purpose.

You should take note of the currency of the data, as set out above, which is sourced from the Terralink International Limited <http://www.terranet.co.nz/>, Quotable Value, <http://www.qv.co.nz/>, Land Information New Zealand, <http://www.linz.govt.nz/>, Valuation Consultants, <http://www.valuationconsultants.com/> and Ministry of Education <http://www.minedu.govt.nz/> and <http://www.schoolzones.co.nz/> ; and to which these links are provided. Zoodle Limited will not be liable for any claims in relation to this service, the full terms and conditions for the use of which are available at <http://www.zoodle.co.nz/>

Currency Data

Building Consents Data: 19 Dec 2008

Survey and Title Data: 1 Jan 2009

Terralink Address Data: 5 Jan 2009

Valuation and Sales Data: 5 Jan 2009