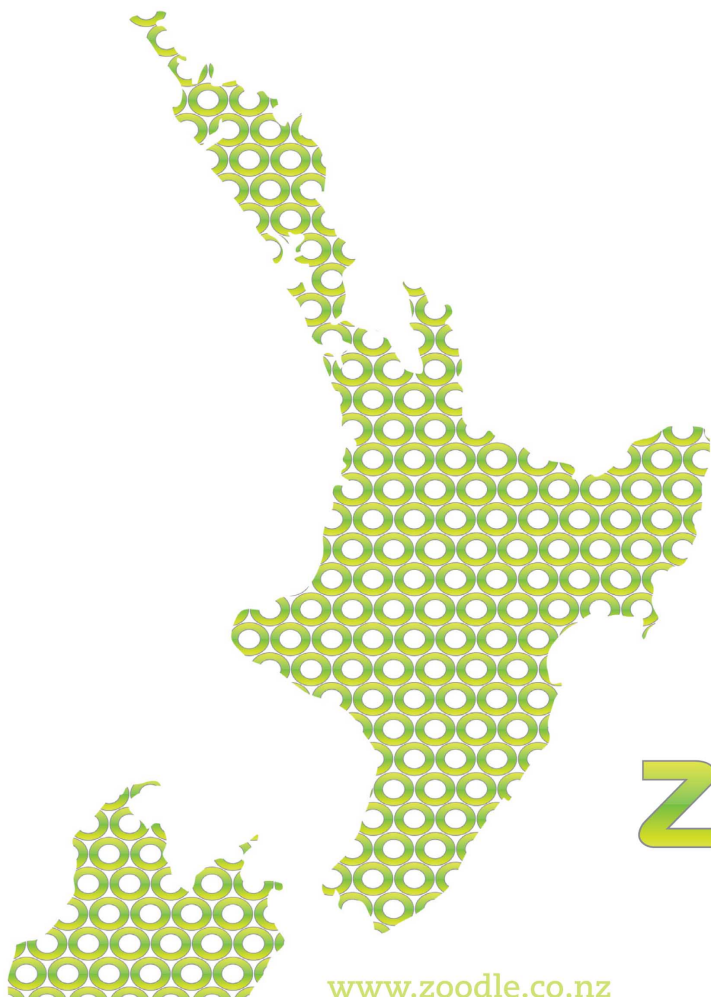


# Property Sales Report

23 Hopper Road, Freemans Bay, Auckland City

**DATE: 17 MAY 2010**

This report provides details of the previous sales history of the property. Only the Rating Valuation at Time of Sale is provided in this report. To view the current valuation on a property, please purchase the Property Valuation report.



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## Property Sales Report

Sections of this report are supplied to you by Terralink International Limited.



23 Hopper Road, Freemans Bay, Auckland Region

Street address: 23 Hopper Road, Freemans Bay, Auckland City

17 May 2010

## Property Description

**Valuation Address:** 23 Hopper Road, Freemans Bay, Auckland Region

**Street Address:** 23 Hopper Road, Freemans Bay, Auckland

**Property Type:** Residential, Dwelling, pre 1914, average

**Land Area:** 304 m2

**Floor Area:** 177 m2

**Age:** 1900 - 1909

**Parking:** 1

**Roof Construction:** Steel / G-Iron

**Wall Construction:** Weatherboard

**Contour:** Level

**Deck:** Yes

**Description:** LOT 23 ALLOT 14 SEC 23 CITY AUCKLAND 304M2

**Local Authority:** Auckland City

**Title:** NA517/124

## Title Details

A Certificate of Title is associated with every property in New Zealand. This information is held by Land Information New Zealand (LINZ). A physical copy of the Title may be ordered from Terranet ([www.terranet.co.nz](http://www.terranet.co.nz))

### Current Owner

SELL ME TRUST (NA517/124)

### Prior Owners

JOHN SMITH JOHNSTONE (NA517/124), BOB JONES WILLIAMS (NA517/124)

## Sales History

Previous sales of the property are collected and maintained by local authorities throughout the country.

Sale Date	Sale Type	Gross Sale Price	Net Sale Price	Chattels	Rating Valuation	Land Value
4 Mar 2003	Whole	\$960,000	\$943,000	\$17,000	\$725,000	\$290,000
28 Sep 2000	Whole	\$568,000	\$539,600	\$28,400	\$575,000	\$230,000
30 Oct 1996	Whole	\$249,500	\$237,500	\$12,000	\$425,000	\$220,000
5 May 1996	Whole	\$145,000	\$136,000	\$9,000	\$250,000	\$115,000

## Building Condition

Condition of the property at previous sales.

Sale Date	Age	Floor Area	Land Area	Units	Wall Construction	Roof Construction
4 Mar 2003	1900 - 1909	176 m2	303 m2	1	Weatherboard	Steel / G-Iron
28 Sep 2000	Before 1920	177 m2	303 m2	1	Weatherboard	Steel / G-Iron
30 Oct 1996	Before 1920	100 m2	303 m2	1	Weatherboard	Steel / G-Iron
5 May 1996	Before 1920	100 m2	304 m2	1	Weatherboard	Steel / G-Iron

## Description and Land Use

**Description:** LOT 23 ALLOT 14 SEC 23 CITY AUCKLAND 304M2

**Land Use:** Single Unit excluding Bach

## 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

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If you'd prefer to speak with someone now about the content of your report, call free on **0508 zoodle (0508 966 353)** - there are 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](mailto:help@zoodle.co.nz) - most of the time we'll get back to you within 2 or 3 business hours.

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You should take note of the currency of the data, as set out above, which is sourced from 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.vcnz.co.nz/>, Statistics New Zealand, <http://www.stats.govt.nz/> and Ministry of Education <http://www.minedu.govt.nz/> and <http://www.schoolzones.co.nz/>; and to the links which 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 of data

**Survey and Title Data:** 9 Mar 2010

**Terralink Address Data:** 25 Mar 2010

**Valuation and Sales Data:** 15 Mar 2010