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)

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

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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 - most of the time we'll get back to you within 2 or 3 business hours.

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Currency of data

Survey and Title Data: 9 Mar 2010
Terralink Address Data: 25 Mar 2010
Valuation and Sales Data: 15 Mar 2010