Up to 10 Recent Sales within 1km in the last 12 months

23 Hopper Road, Freemans Bay, Auckland City

DATE: 17 MAY 2010

This report lists up to 10 of the most recent sales within 1km of the searched address recorded in the last 12 months. Please note that there is a delay between the actual sale and it being reported, usually 3 to 4 weeks, and not every sale is reported.

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Up to 10 Recent Sales within 1km in the last 12 months

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

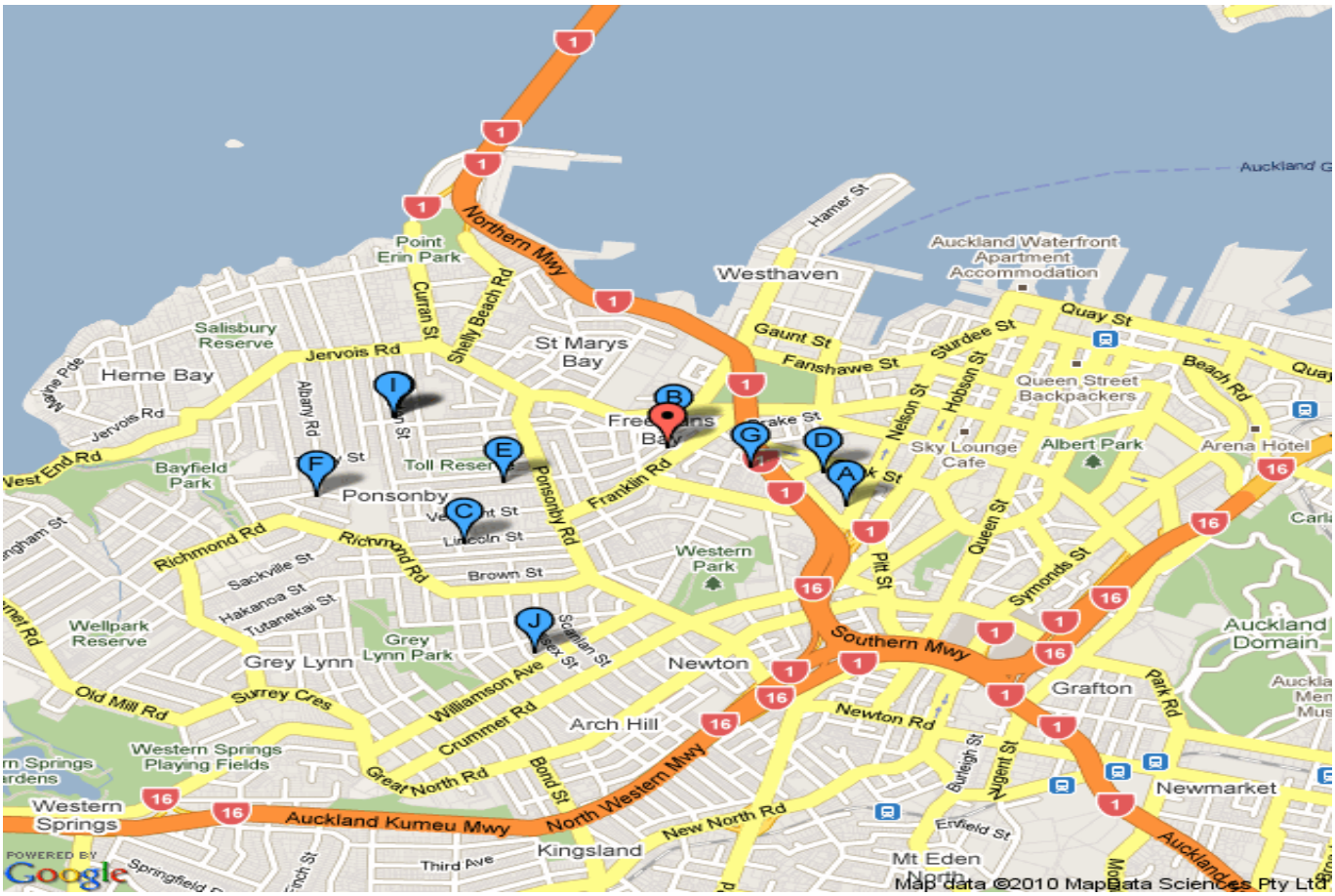
Current Rating Valuation

Local authorities carry out property valuations to help determine your annual property rates. Rating valuation notices and rates demands are issued by local authorities. Valuations occur at least every three years in accordance with the Ratings Valuations Act 1998.

Value of Improvements: $430,000
Assessment Date: 1 Jul 2008
Land Value: $490,000
Valuation Ref: 12/7301260230
Rating Valuation: $920,000

Nearby Sales

Nearby Sales Map



Nearby Sales Details

(A) 149 Nelson Street (unit 326)

Gross Sale: $240,000
Sale Date: 4 Aug 2009
Government Valuation: $285,000
Net Sale Price: $230,000
Chattels: $10,000
Building: 2000 - 2009
Land Area:
Floor Area: 53 m2
Distance: 924 m

(B) 2 Middle Street (unit E)

Gross Sale: $450,000
Sale Date: 31 Jul 2009
Government Valuation: $475,000
Net Sale Price: $450,000
Chattels:
Building: 1990 - 1999
Land Area:
Floor Area: 81 m2
Distance: 546 m

(C) 62 Lincoln Street

Gross Sale: $675,000
Sale Date: 29 Jul 2009
Government Valuation: $650,000
Net Sale Price: $667,000
Chattels: $8,000
Building: 1890 - 1899
Land Area: 202 m2
Floor Area: 96 m2
Distance: 466 m

(D) 88 Cook Street (unit 4a)

Gross Sale: $350,000
Sale Date: 27 Jul 2009
Government Valuation: $380,000
Net Sale Price: $337,000
Chattels: $13,000
Building: 1990 - 1999
Land Area:
Floor Area: 140 m2
Distance: 862 m

(E) 21 Summer Street

Gross Sale: $360,000
Sale Date: 27 Jul 2009
Government Valuation: $720,000
Net Sale Price: $352,000
Chattels: $8,000
Building: 1890 - 1899
Land Area: 303 m2
Floor Area: 86 m2
Distance: 331 m

(F) 25 Tawariki Street

Gross Sale: $645,000
Sale Date: 26 Jul 2009
Government Valuation: $610,000
Net Sale Price: $638,000
Chattels: $7,000
Building: 1930 - 1939
Land Area: 460 m2
Floor Area: 101 m2
Distance: 981 m

(G) 23 Napier Street (unit 6)

Gross Sale: $550,000
Sale Date: 20 Jul 2009
Government Valuation: $655,000
Net Sale Price: $550,000
Chattels:
Building: 1990 - 1999
Land Area:
Floor Area: 171 m2
Distance: 608 m

(H) 45 Pompallier Terrace

Gross Sale: $547,000
Sale Date: 20 Jul 2009
Government Valuation: $550,000
Net Sale Price: $539,000
Chattels: $8,000
Building: 1940 - 1949
Land Area: 185 m2
Floor Area: 88 m2
Distance: 861 m

(I) 45 Pompallier Terrace

Gross Sale: $547,000
Sale Date: 20 Jul 2009
Government Valuation: $550,000
Net Sale Price: $539,000
Chattels: $8,000
Building: 1940 - 1949
Land Area: 185 m2
Floor Area: 88 m2
Distance: 869 m

(J) 26 Leighton Street

Gross Sale: $760,000
Sale Date: 19 Jul 2009
Government Valuation: $710,000
Net Sale Price: $760,000
Chattels:
Building: 1900 - 1909
Land Area: 480 m2
Floor Area: 135 m2
Distance: 767 m

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 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

Terralink Address Data: 25 Mar 2010
Valuation and Sales Data: 15 Mar 2010