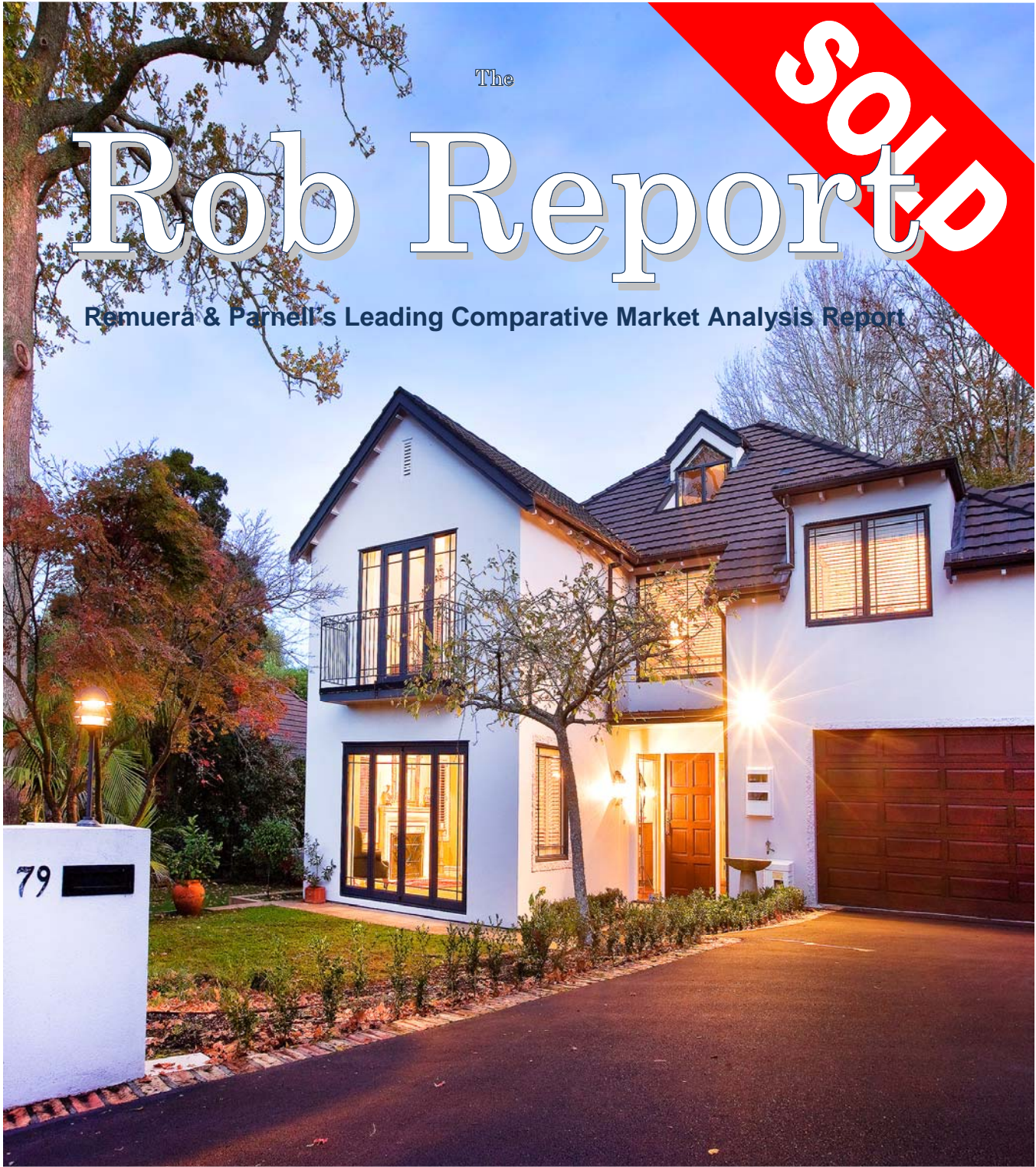




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The

# Rob Report

Remuera & Parnell's Leading Comparative Market Analysis Report

79

Prepared by: Robert Ashton AREINZ BE (Structural) M. 021 633 398 DDI. 09 520 8890 E. robert.ashton@bayleys.co.nz

June 2010 Issue

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EPSOM

139 Gillies Avenue

This spacious family home sits on a sunny, 809m2, freehold section and its city fringe location offers you the greatest convenience. Situated within a stones throw of Epsom Girls Grammar School and a short stroll to Auckland Grammar School, Broadway Newmarket and access to the Northern motorway.

The many features include four to five bedrooms, three bathrooms, two living areas, a large office, two car garaging and loads of storage.

If you are looking for a spacious family home located in the double grammar zone, offering space and convenience, mark this home for essential viewing. Current owners are looking to downsize and have instructed us to present all written offers. Call now to view.

**Expressions of Interest by 4pm Wed  
18th August 2010 (Unless sold prior)  
View: Sun 1-1.45pm or By Appointment  
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**Robert Ashton** AREINZ BE (Structural)

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Principal

First Floor  
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Remuera, AUCKLAND 1050

Tel. 09-523 2408

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## 2009 Residential Sales Figures - Remuera & Parnell

Price Range	Sale & Purchase Agreement Date												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
< \$100,000								2					2
\$100,000 - \$199,999	1		1	8	2				1	3	2	1	19
\$200,000 - \$299,999	1	3	2	4			1	1	2		3		17
\$300,000 - \$399,999	1	3	2		2	2	2	1	7	1	2	3	26
\$400,000 - \$499,999	3	6	2	9	6	6	12	4	5	4	8	4	69
\$500,000 - \$599,999	6	6	4	6	12	3	6	6	7	8	6	1	71
\$600,000 - \$699,999	2	2	5	8	5	10	1	3	7	12	9	4	68
\$700,000 - \$799,999		5	3	4	11	6	2	6	8	3	9	4	61
\$800,000 - \$899,999	4	5	9	10	13	3	3	5	2	1	2	4	61
\$900,000 - \$999,999		2	4	7	6	8	13	10	2	7	5	2	66
\$1,000,000 - \$1,099,999	1	5	2		3	1	4		4	6	2	2	30
\$1,100,000 - \$1,199,999		4	3	1	6	2	2	2	3		6	1	30
\$1,200,000 - \$1,299,999	2	3	1	3	5	4	5	4	1	5	2	4	39
\$1,300,000 - \$1,399,999	1	3	1	3	3	2	1	5	5	1	1	1	27
\$1,400,000 - \$1,499,999		1		1	2	3	2	1	2		2	3	17
\$1,500,000 - \$1,599,999			1	1	1	2	1	1	1	2	1	2	13
\$1,600,000 - \$1,699,999		1	2	1	2	1		3		4	1		15
\$1,700,000 - \$1,799,999	1			2		1		1	1	1			7
\$1,800,000 - \$1,899,999			2		1	2	1	2	7	1	1		17
\$1,900,000 - \$1,999,999	1		1	1				2		1	1	1	8
\$2,000,000 - \$2,499,999		1	4	2	2	2	3	2	1	2	7	2	28
\$2,500,000 - \$2,999,999			1	1	1	2	3	1	1	1	2	1	14
\$3,000,000 - \$3,999,999	1		1		1				1	2	1	1	8
\$4,000,000 - \$4,999,999			1			1							2
> \$5,000,000													
<b>Monthly Totals:</b>	<b>25</b>	<b>50</b>	<b>52</b>	<b>72</b>	<b>84</b>	<b>61</b>	<b>62</b>	<b>62</b>	<b>68</b>	<b>65</b>	<b>73</b>	<b>41</b>	<b>715</b>

<b>Year To Date Totals:</b>	<b>25</b>	<b>75</b>	<b>127</b>	<b>199</b>	<b>283</b>	<b>344</b>	<b>406</b>	<b>468</b>	<b>536</b>	<b>601</b>	<b>674</b>	<b>715</b>
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<b>Median Sale Price:</b>	<b>\$620K</b>	<b>\$810K</b>	<b>\$853K</b>	<b>\$670K</b>	<b>\$809K</b>	<b>\$914K</b>	<b>\$928K</b>	<b>\$905K</b>	<b>\$765K</b>	<b>\$901K</b>	<b>\$760K</b>	<b>\$850K</b>
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## 2010 Residential Sales Figures - Remuera & Parnell

Price Range	Sale & Purchase Agreement Date												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
< \$100,000													
\$100,000 - \$199,999		1	1	1	2								5
\$200,000 - \$299,999	1	2	2	1									6
\$300,000 - \$399,999	2	1	5	3	4								15
\$400,000 - \$499,999	2	5	8	8	6	2							31
\$500,000 - \$599,999	2	3	8	7	4	3							27
\$600,000 - \$699,999	2	4	7	3	6	4							26
\$700,000 - \$799,999	2	3	6	4	3	3							21
\$800,000 - \$899,999	3	8	7	5	3	1							27
\$900,000 - \$999,999	4	2	2	3	4	2							17
\$1,000,000 - \$1,099,999	1	3	3	3	1	3							14
\$1,100,000 - \$1,199,999	3	2	2	3	4	1							15
\$1,200,000 - \$1,299,999		2	1	3	7	1							14
\$1,300,000 - \$1,399,999	1	4	4	2	1								12
\$1,400,000 - \$1,499,999		1	4	2	2								9
\$1,500,000 - \$1,599,999	2		6	2	4	1							15
\$1,600,000 - \$1,699,999		2		2	2								6
\$1,700,000 - \$1,799,999			5	2	2								9
\$1,800,000 - \$1,899,999		1	2	2	1								6
\$1,900,000 - \$1,999,999		1	2		2								5
\$2,000,000 - \$2,499,999		2	7	2	6	3							20
\$2,500,000 - \$2,999,999		2	1	1	2	1							7
\$3,000,000 - \$3,999,999		2		1	1								4
\$4,000,000 - \$4,999,999		2		1	1								4
> \$5,000,000					1								1
<b>Monthly Totals:</b>	<b>25</b>	<b>53</b>	<b>83</b>	<b>61</b>	<b>69</b>	<b>25</b>							<b>316</b>



<b>Year To Date Totals:</b>	<b>25</b>	<b>78</b>	<b>161</b>	<b>222</b>	<b>291</b>	<b>316</b>						
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<b>Median Sale Price:</b>	<b>\$850K</b>	<b>\$882K</b>	<b>\$815K</b>	<b>\$848K</b>	<b>\$1.12K</b>	<b>\$840K</b>						
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Photograph	Property Address	Sold Price SP	Capital Value CV	Ratio SP/CV	Land Area m <sup>2</sup>	Agreement Date	Days on Market
	<b>1/9 Lillington Road</b> 2 brm, 1 bthrm unit Bldg Floor Area: 89 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/9 SH 2597 m <sup>2</sup> Legal Desc: FLAT 1 DP 105283 ON LOT 1 DP 105284	<b>\$434,500</b>	<b>\$355,000</b> (July 2008)	<b>1.22</b>	<b>289</b>	<b>16-Jun-10</b>	<b>35</b>
	<b>8/120 St Stephens Ave</b> 1-2 brm, 1 bthrm unit Bldg Floor Area: 119 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/8 SH 2038 m <sup>2</sup> Legal Desc: FLAT 8 STGE 8 DP 81260 ON LOT 7 DP 27341 PT LOT 1 DP 24277	<b>\$455,000</b>	<b>\$470,000</b> (July 2008)	<b>0.97</b>	<b>255</b>	<b>31-May-10</b>	<b>116</b>
	<b>3B/308-318 Parnell Road</b> 2 brm, 2 bthrm apartment Bldg Floor Area: 149 m <sup>2</sup> Bldg Age: 1980-89 Land Area: Unit Title Legal Desc: Unit 3B UP 104232, AU 3 UP 104232, AU 12 UP 104232, AU 22 UP 104232	<b>\$555,000</b> \$530,000	<b>\$555,000</b> (July 2008)	<b>1.00</b>	<b>Unit Title</b>	<b>24-Jun-10</b> 24-Dec-05	<b>32</b>
	<b>4C/118 Gladstone Road</b> 2 brm, 1 bthrm apartment Bldg Floor Area: 154 m <sup>2</sup> Bldg Age: 1990-99 Land Area: Unit Title Legal Desc: Unit 4C Aus 8 9 151 UP 201161	<b>\$557,500</b> \$581,250	<b>\$535,000</b> (July 2008)	<b>1.04</b>	<b>Unit Title</b>	<b>10-Jun-10</b> 6-May-10	
	<b>19C Ngapuhi Road</b> 4 brm, 2.5 bthrm house Bldg Floor Area: 213 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 560 m <sup>2</sup> Legal Desc: LOT 1 DP 165871	<b>\$561,500</b> \$950,000	<b>\$920,000</b> (July 2008)	<b>0.61</b>	<b>560</b>	<b>16-Jun-10</b> 9-Nov-06	<b>29</b>
	<b>2/22 Green Lane East</b> 3 brm, 1.5 bthrm house Bldg Floor Area: 122 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/2 SH 676 m <sup>2</sup> Legal Desc: FLAT 2 DP 149360 ON LOT 1 DP 147925	<b>\$632,500</b>	<b>\$580,000</b> (July 2008)	<b>1.09</b>	<b>338</b>	<b>23-Jun-10</b>	<b>26</b>
	<b>9 Hapua Street</b> 3 brm, 2 bthrm house Bldg Floor Area: 108 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 515 m <sup>2</sup> Legal Desc: Lot 1 DP 206531	<b>\$640,000</b>	<b>\$590,000</b> (July 2008)	<b>1.08</b>	<b>515</b>	<b>24-Jun-10</b>	<b>0</b>
	<b>15 Kenneth Small Place</b> 3 brm, 2 bthrm house Bldg Floor Area: 150 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 601 m <sup>2</sup> Legal Desc: LOT 6 DP 134859	<b>\$655,000</b> \$535,000	<b>\$650,000</b> (July 2008)	<b>1.01</b>	<b>601</b>	<b>21-Jun-10</b> 27-Jan-06	<b>12</b>
	<b>1/41 Victoria Avenue</b> 2 brm, 2 bthrm unit Bldg Floor Area: 101 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/2 SH 1004 m <sup>2</sup> Legal Desc: FLAT 1 DP 74315 ON LOT 1 DP 27939	<b>\$670,000</b> \$585,000	<b>\$605,000</b> (July 2008)	<b>1.11</b>	<b>502</b>	<b>28-Jun-10</b> 4-Nov-07	<b>56</b>
	<b>675 Remuera Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 190 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 607 m <sup>2</sup> Legal Desc: PT LOT 17 DP 12927	<b>\$682,500</b>	<b>\$750,000</b> (July 2008)	<b>0.91</b>	<b>607</b>	<b>31-May-10</b>	<b>34</b>

Photograph	Property Address	Sold Price SP	Capital Value CV	Ratio SP/CV	Land Area m <sup>2</sup>	Agreement Date	Days on Market
	<b>65B Lucerne Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 158 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/2 SH 1012 m <sup>2</sup> Legal Desc: FLAT 2 DP 154649 ON LOT 90 DP 7525	<b>\$685,000</b>	<b>\$730,000</b> (July 2008)	<b>0.94</b>	<b>506</b>	<b>15-May-10</b>	<b>221</b>
	<b>4/15 Wootton Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 118 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/3 SH 1563 m <sup>2</sup> Legal Desc: FLAT 4 C/PT 4 DP 104569 ON LOT 8 DP 49861	<b>\$710,000</b>	<b>\$660,000</b> (July 2008)	<b>1.08</b>	<b>521</b>	<b>7-Jun-10</b>	<b>9</b>
	<b>14 McFarland Street</b> 3 brm, 2 bthrm house Bldg Floor Area: 201 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/2 SH 862 m <sup>2</sup> Legal Desc: FLAT 1 DP 142734 ON LOT 149 DP 69156	<b>\$717,000</b>	<b>\$770,000</b> (July 2008)	<b>0.93</b>	<b>431</b>	<b>3-Jun-10</b>	<b>17</b>
	<b>29 Leys Crescent</b> 2 brm, 1 bthrm house Bldg Floor Area: 75 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 642 m <sup>2</sup> Legal Desc: LOT 17 DP 47437	<b>\$758,000</b>	<b>\$520,000</b> (July 2008)	<b>1.46</b>	<b>642</b>	<b>16-Jun-10</b>	<b>29</b>
	<b>73B Benson Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 181 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/3 SH 1100 m <sup>2</sup> Legal Desc: FLAT 2 DP 122549 ON LOT 1 DP 45872	<b>\$840,000</b> \$800,000	<b>\$810,000</b> (July 2008)	<b>1.04</b>	<b>367</b>	<b>2-Jun-10</b> 29-Apr-06	<b>29</b>
	<b>18A St Vincent Avenue</b> 3 brm, 3 bthrm house Bldg Floor Area: 209 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 377 m <sup>2</sup> Legal Desc: Lot 2 DP 201652	<b>\$900,000</b>	<b>\$1,000,000</b> (July 2008)	<b>0.90</b>	<b>377</b>	<b>27-May-10</b>	<b>112</b>
	<b>7A Hilltop Street</b> 4 brm, 3 bthrm house Bldg Floor Area: 259 m <sup>2</sup> Bldg Age: 1970-79 Land Area: 411 m <sup>2</sup> Legal Desc: Lot 2 DP 329757 411 m <sup>2</sup> , Lot 4 DP 329757 1/3 SH 205 m <sup>2</sup> , Lot 5 DP 329757 1/2 SH 131 m <sup>2</sup>	<b>\$910,000</b> \$1,125,000	<b>\$830,000</b> (July 2008)	<b>1.10</b>	<b>411</b>	<b>2-Jun-10</b> 5-Jun-05	<b>141</b>
	<b>56 Shore Road</b> 2 brm, 1 bthrm house Bldg Floor Area: 152 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 741 m <sup>2</sup> Legal Desc: LOT 13 DP 20926	<b>\$950,000</b>	<b>\$1,130,000</b> (July 2008)	<b>0.84</b>	<b>741</b>	<b>17-Jun-10</b>	<b>31</b>
	<b>91 Lucerne Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 187 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 1011 m <sup>2</sup> Legal Desc: Lot 79 DP 7525	<b>\$1,010,000</b> \$950,000	<b>\$1,130,000</b> (July 2008)	<b>0.89</b>	<b>1011</b>	<b>21-Jun-10</b> 25-Mar-04	<b>91</b>
	<b>5A Dover Place</b> 4 brm, 2 bthrm house Bldg Floor Area: 227 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/2 SH 1308 m <sup>2</sup> Legal Desc: FLAT 1 DP 119875 ON LOT 2 DP 113492	<b>\$1,028,000</b> \$710,000	<b>\$820,000</b> (July 2008)	<b>1.25</b>	<b>654</b>	<b>23-Jun-10</b> 23-Apr-05	<b>92</b>

Photograph	Property Address	Sold Price SP	Capital Value CV	Ratio SP/CV	Land Area m <sup>2</sup>	Agreement Date	Days on Market
	<b>10D Seascape Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 287 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 472 m <sup>2</sup> Legal Desc: LOT 2 DP 211913 1/3 SH LOT 3 1/4 SH LOT 4 DP 211913	<b>\$1,050,000</b> \$1,160,000	<b>\$1,020,000</b> (July 2008)	<b>1.03</b>	<b>472</b>	<b>30-Jun-10</b> 24-Feb-07	<b>42</b>
	<b>18B Mainston Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 187 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/2 SH 1502 m <sup>2</sup> Legal Desc: Flat 1 DP 103039, Carport 1 DP 103039 on Lot 2 DP 49950 1/2 SH 1502 m <sup>2</sup> , Lot 1 DP 93552 1/2 SH	<b>\$1,050,000</b> \$793,000	<b>\$800,000</b> (July 2008)	<b>1.31</b>	<b>751</b>	<b>3-Jun-10</b> 10-Jun-07	<b>41</b>
	<b>11 Brookland Place</b> 4 brm, 2 bthrm house Bldg Floor Area: 174 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 895 m <sup>2</sup> Legal Desc: PT LOT 10 DP 48469	<b>\$1,090,000</b>	<b>\$860,000</b> (July 2008)	<b>1.27</b>	<b>895</b>	<b>2-Jun-10</b>	<b>35</b>
	<b>34 Brighton Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 227 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 1/8 SH 1631 m <sup>2</sup> Legal Desc: Flat 1 DP 166764 on Lot NA BLK II DP NA 1/8 SH on Lot 1 DP 159320	<b>\$1,175,000</b>	<b>\$910,000</b> (July 2008)	<b>1.29</b>	<b>204</b>	<b>9-Jun-10</b>	<b>34</b>
	<b>5/91 Bassett Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 158 Bldg Age: 1970-79 Land Area: 172 m <sup>2</sup> Legal Desc: LOT 5 DP 184594 & LOT 7 DP 184594 1/6 SH 654 m <sup>2</sup>	<b>\$1,200,000</b> \$780,000	<b>\$770,000</b> (July 2008)	<b>1.56</b>	<b>172</b>	<b>14-May-10</b> 16-May-07	<b>43</b>
	<b>39 Armadale Road</b> 6 brm, 2 bthrm house Bldg Floor Area: 217 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 885 m <sup>2</sup> Legal Desc: Pt Lot 35 Deeds Reg S82	<b>\$1,215,000</b> \$1,185,000	<b>\$1,120,000</b> (July 2008)	<b>1.08</b>	<b>885</b>	<b>2-Apr-10</b> 13-Jun-07	<b>170</b>
	<b>28 Komaru Street</b> 4 brm, 2 bthrm house + pool Bldg Floor Area: 213 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 650 m <sup>2</sup> Legal Desc: LOT 4 DP 9812	<b>\$1,240,000</b> \$889,000	<b>\$1,040,000</b> (July 2008)	<b>1.19</b>	<b>650</b>	<b>17-Jun-10</b> 23-Jul-03	<b>27</b>
	<b>46 Omaha Road</b> 6 brm, 3 bthrm house + pool Bldg Floor Area: 313 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 513 m <sup>2</sup> Legal Desc: Lot 2 DP 373383	<b>\$1,250,000</b>	<b>\$1,360,000</b> (July 2008)	<b>0.92</b>	<b>513</b>	<b>27-May-10</b>	<b>139</b>
	<b>24B Brighton Road</b> 4 brm, 3 bthrm house Bldg Floor Area: 302 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/3 SH 1841 m <sup>2</sup> Legal Desc: FLAT 2 DP 156490 ON LOT 3 DP 20149	<b>\$1,550,000</b> \$1,662,000	<b>\$1,520,000</b> (July 2008)	<b>1.02</b>	<b>614</b>	<b>11-Jun-10</b> 14-Mar-07	<b>37</b>
	<b>49A Bell Road</b> New 4 brm, 3 bthrm house Bldg Floor Area: 562 m <sup>2</sup> Bldg Age: 2010 Land Area: 810 m <sup>2</sup> Legal Desc: Lot 2 DP 38309	<b>\$1,575,000</b>	<b>\$1,820,000</b> (July 2008)	<b>0.87</b>	<b>810</b>	<b>19-May-10</b>	<b>28</b>

Photograph	Property Address	Sold Price SP	Capital Value CV	Ratio SP/CV	Land Area m <sup>2</sup>	Agreement Date	Days on Market
	<b>25 Benson Road</b> 5 brm, 3 bthrm house + pool Bldg Floor Area: 324 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 623 m <sup>2</sup> Legal Desc: Lot 1 DP 168987	\$1,600,000 \$1,600,000	\$1,430,000 (July 2008)	1.12	623	26-May-10 21-Sep-06	23
	<b>6 Portland Road</b> 2 brm, 1 bthrm house Bldg Floor Area: 218 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 827 m <sup>2</sup> Legal Desc: LOT 2 DP 43936	\$1,730,000	\$1,600,000 (July 2008)	1.08	827	26-May-10	35
	<b>64 Victoria Avenue</b> 4 brm, 3 bthrm house Bldg Floor Area: 289 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1444 m <sup>2</sup> Legal Desc: LOT 5 DP 131528 1/7 SH 781 m <sup>2</sup> LOT 8 DP 105274 1/7 SH 641 m <sup>2</sup> LOT 9 DP 131528	\$2,000,000 \$1,940,000	\$1,800,000 (July 2008)	1.11	1444	13-Jun-10 14-Nov-08	60
	<b>18 Ridings Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 237 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 919 m <sup>2</sup> Legal Desc: LOT 9 DP 19463	\$2,100,000 \$1,400,000	\$1,780,000 (July 2008)	1.18	919	22-Jun-10 15-Jan-03	64
	<b>25 Portland Road</b> 3 brm, 2 bthrm house + pool Bldg Floor Area: 343 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 1118 m <sup>2</sup> Legal Desc: LOT 1 DP 44375	\$2,150,000	\$1,800,000 (July 2008)	1.19	1118	13-Jun-10	
	<b>16 Ridings Road</b> 6 brm, 3 bthrm house + pool Bldg Floor Area: 352 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 919 m <sup>2</sup> Legal Desc: LOT 8 DP 19463	\$2,537,500	\$2,010,000 (July 2008)	1.26	919	6-Jun-10	130
	<b>52 Arney Crescent</b> 5 brm, 4 bthrm house + pool Bldg Floor Area: 437 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 1254 m <sup>2</sup> Legal Desc: LOT 2 DP 181834	\$6,100,000 \$3,200,000	\$5,390,000 (July 2008)	1.13	1254	25-May-10 16-Nov-05	74

## What is the current relationship between Capital Value & Market Value?

On comparing the Sale Prices and 2008 Capital Values for the above properties, the  
**Average SP/CV = 1.08** and the **Median SP/CV = 1.08**

Note: SP/CV min = 0.61 and SP/CV max = 1.56 (Remuera & Parnell - June 2010)

**Disclaimer:** The Rob Report is a monthly Comparative Market Analysis Report which features a wide selection of the published residential property sales in Remuera and Parnell. This information is based on published reports of sales made by all real estate agencies and only through real estate salespeople. Every effort has been taken to establish the accuracy of this information, however, as inaccuracies may occur, you should not confine yourself to these contents and should make your own enquires to satisfy yourself in all respects. Bayleys Real Estate Ltd (Licensed under the REA Act 2008) accepts no responsibility should the contents of this report prove to be incomplete or incorrect. If you no longer want to receive copies of The Rob Report, either by post or email, please advise.



EPSOM - Double Grammar Zone Unit

2/6A Cornwall Park Avenue

In a prime location within only a short stroll to the Remuera Railway Station and zoned for both Auckland and Epsom Girls Grammar Schools, this tidy 1960's, two bedroom, brick unit attracted wide interest. After only one weekend of open homes we had multiple pre-auction offers which exceeded our Vendors expectations. With a definite shortage of good properties for sale, buyers are having to compete for properties which increases our chances of achieving premium prices. If you are thinking of selling your property, may I encourage you to consider the benefits of beating the expected spring rush and list your property now.

**SOLD Price: \$430,000**  
**2008 Capital Value: \$405,000**  
**SP/CV Ratio: 1.06**

**Robert Ashton** AREINZ BE (Structural)  
**M** 021 633 398  
**B** 09 520 8888  
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REMUERA

79 Victoria Avenue

Built in the late 1990's this large plaster clad home was presented in immaculate condition and featured five bedrooms, two living areas, a study, a separate TV room for the teenagers, an additional play room for the kids, a quality kitchen with easy flow to the formal dining room and outside BBQ area, two car internal access garaging and off street parking. Many other agents tried to sell this home, but failed. Why did we succeed? Good communication skills, sound knowledge of plaster construction, recognising the suitability of this home for an existing client and preparing fair and concise contract documents.

**SOLD Price: \$1,780,000**

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