



**BAYLEYS**  
REINZ

Orakei - Mission Bay - Kohimarama - St Heliers - Glendowie

The

# Rob Report

The Bay's Leading Comparative Market Analysis Report

Period: 1<sup>st</sup> May to 31<sup>st</sup> July 2010 (Price Range: \$800,000+)



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## 2009 Residential Sales Figures - Orakei, Mission Bay, Kohimarama, St Heliers, Glendowie

Price Range	Sale & Purchase Agreement Date												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
< \$100,000						1							1
\$100,000 - \$199,999		1					1					1	3
\$200,000 - \$299,999		2	1	1	1			2	1		1		9
\$300,000 - \$399,999	4	2	3	4	2	1	3	1	3	2	1	1	27
\$400,000 - \$499,999	3	2	4	8	3	2	5	4	7	3	8	3	52
\$500,000 - \$599,999	5	6	10	9	9	5	11	7	8	5	8	9	92
\$600,000 - \$699,999	3	10	9	11	11	7	9	11	6	8	9	6	100
\$700,000 - \$799,999	5	4	12	8	9	3	3	5	5	11	10	8	83
\$800,000 - \$899,999	6	5	6	5	7	2	7	16	10	10	9	5	88
\$900,000 - \$999,999	2	1	5	3	11	2	4	6	3	6	4	2	49
\$1,000,000 - \$1,099,999		2	2	1	5	1	3	3	1	5	3		26
\$1,100,000 - \$1,199,999	3		1	4	3	2	3	4	3	2	3	4	32
\$1,200,000 - \$1,299,999				1	6	3	1	5	2	1	3	4	26
\$1,300,000 - \$1,399,999		1	1	1	3	3		1	2	2	4	1	19
\$1,400,000 - \$1,499,999			2	3		1		1	1	2	3	2	15
\$1,500,000 - \$1,599,999		2	2	1	1		1		1	1	4		13
\$1,600,000 - \$1,699,999	1		1		2					1	1	1	7
\$1,700,000 - \$1,799,999				1			1	1	1	1	1	1	7
\$1,800,000 - \$1,899,999		2						1			2		5
\$1,900,000 - \$1,999,999							1	1	1	1			4
\$2,000,000 - \$2,499,999			1	1	4			1		1		2	10
\$2,500,000 - \$2,999,999			1	4	1			2	1				9
\$3,000,000 - \$3,999,999	1							1	1				3
\$4,000,000 - \$4,999,999													
> \$5,000,000				1									1
<b>Monthly Totals:</b>	<b>33</b>	<b>40</b>	<b>61</b>	<b>67</b>	<b>78</b>	<b>33</b>	<b>53</b>	<b>73</b>	<b>57</b>	<b>62</b>	<b>74</b>	<b>50</b>	<b>681</b>

<b>Year To Date Totals:</b>	<b>33</b>	<b>73</b>	<b>134</b>	<b>201</b>	<b>279</b>	<b>312</b>	<b>365</b>	<b>438</b>	<b>495</b>	<b>557</b>	<b>631</b>	<b>681</b>
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<b>Median Sale Price:</b>	<b>\$700K</b>	<b>\$683K</b>	<b>\$721K</b>	<b>\$711K</b>	<b>\$845K</b>	<b>\$750K</b>	<b>\$660K</b>	<b>\$820K</b>	<b>\$770K</b>	<b>\$840K</b>	<b>\$780K</b>	<b>\$753K</b>
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## 2010 Residential Sales Figures - Orakei, Mission Bay, Kohimarama, St Heliers, Glendowie

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						2
\$200,000 - \$299,999	1	1	1		1	1							5
\$300,000 - \$399,999	1	4	2	2	3	3	1						16
\$400,000 - \$499,999	2	5	6	6	4	5	1						29
\$500,000 - \$599,999	3	2	13	8	11	8	3						48
\$600,000 - \$699,999	6	9	9	11	13	7	4						59
\$700,000 - \$799,999	2	7	13	12	1	5	1						41
\$800,000 - \$899,999	4	8	11	8	3	2	2						38
\$900,000 - \$999,999		2	11	2	7	3	3						28
\$1,000,000 - \$1,099,999	4		1	1			3						9
\$1,100,000 - \$1,199,999	1	2	8	5	2	4	2						24
\$1,200,000 - \$1,299,999		2	3	3	3	5	3						19
\$1,300,000 - \$1,399,999		2	3	1	2	3	2						13
\$1,400,000 - \$1,499,999		1	1	3	1		2						8
\$1,500,000 - \$1,599,999		1	1	1	1								4
\$1,600,000 - \$1,699,999			1		1								2
\$1,700,000 - \$1,799,999	2	1		1		2	1						7
\$1,800,000 - \$1,899,999	1	1				3							5
\$1,900,000 - \$1,999,999		1					1						2
\$2,000,000 - \$2,499,999		2		2		1							5
\$2,500,000 - \$2,999,999		3		2	1								6
\$3,000,000 - \$3,999,999							2						2
\$4,000,000 - \$4,999,999													
> \$5,000,000		1	1										2
<b>Monthly Totals:</b>	<b>27</b>	<b>55</b>	<b>85</b>	<b>68</b>	<b>55</b>	<b>52</b>	<b>32</b>						<b>374</b>

<b>Year To Date Totals:</b>	<b>27</b>	<b>82</b>	<b>167</b>	<b>235</b>	<b>290</b>	<b>342</b>	<b>374</b>					
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<b>Median Sale Price:</b>	<b>\$750K</b>	<b>\$790K</b>	<b>\$790K</b>	<b>\$723K</b>	<b>\$665K</b>	<b>\$726K</b>	<b>\$995K</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>67 Speight Road</b> 3 brm, 1 bthrm house Bldg Floor Area: 149 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 430 m <sup>2</sup> Legal Desc: Lot 2 DP 389354	<b>\$802,000</b>	<b>\$820,000</b> (July 2008)	<b>0.98</b>	<b>430</b>	<b>20-May-10</b>	<b>20</b>
	<b>2/33 Ronaki Road</b> 3 brm, 2 bthrm townhouse Bldg Floor Area: 208 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/5 SH 1770 m <sup>2</sup> Legal Desc: FLAT 2 DP 102437 ON PT LOTS 2 & 3 DP 56770	<b>\$815,000</b>	<b>\$925,000</b> (July 2008)	<b>0.88</b>	<b>354</b>	<b>29-Jul-10</b>	<b>34</b>
	<b>72 Kesteven Avenue</b> 3 brm, 2 bthrm house Bldg Floor Area: 170 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 809 m <sup>2</sup> Legal Desc: LOT 558 DP 18380	<b>\$840,000</b>	<b>\$740,000</b> (July 2008)	<b>1.14</b>	<b>809</b>	<b>4-Jun-10</b>	<b>8</b>
	<b>62 Hawera Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 209 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 814 m <sup>2</sup> Legal Desc: LOT 6 DP 43407	<b>\$849,000</b> \$871,000	<b>\$990,000</b> (July 2008)	<b>0.86</b>	<b>814</b>	<b>15-Jun-10</b> 16-Jul-06	<b>109</b>
	<b>64 Long Drive</b> 4 brm, 2 bthrm house Bldg Floor Area: 197 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 395 m <sup>2</sup> Legal Desc: LOT 1 DP 165364	<b>\$860,000</b>	<b>\$860,000</b> (July 2008)	<b>1.00</b>	<b>395</b>	<b>7-Jul-10</b>	<b>35</b>
	<b>58 Patteson Avenue</b> 3 brm, 1 bthrm house Bldg Floor Area: 190 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 827 m <sup>2</sup> Legal Desc: LOT 266 DP 19136	<b>\$870,000</b>	<b>\$1,020,000</b> (July 2008)	<b>0.85</b>	<b>827</b>	<b>31-May-10</b>	<b>94</b>
	<b>43A Baddeley Avenue</b> 3 brm, 2 bthrm house Bldg Floor Area: 219 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/2 SH 834 m <sup>2</sup> Legal Desc: FLAT 2 DP 122247 ON LOT 6 DP 40821	<b>\$890,000</b>	<b>\$780,000</b> (July 2008)	<b>1.14</b>	<b>417</b>	<b>31-May-10</b>	<b>32</b>
	<b>7 Roxy Terrace</b> 3 brm, 2 bthrm house Bldg Floor Area: 167 m <sup>2</sup> Bldg Age: 1970-79 Land Area: 809 m <sup>2</sup> Legal Desc: LOT 405 DP 19443	<b>\$900,000</b>	<b>\$650,000</b> (July 2008)	<b>1.38</b>	<b>809</b>	<b>2-Jun-10</b>	<b>30</b>
	<b>183 Riddell Road</b> 3 brm, 2 bthrm house + pool Bldg Floor Area: 196 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 675 m <sup>2</sup> Legal Desc: LOT 3 DP 50032	<b>\$907,500</b>	<b>\$660,000</b> (July 2008)	<b>1.38</b>	<b>675</b>	<b>14-Jul-10</b>	<b>30</b>
	<b>22 Grampian Road</b> 3 brm, 1 bthrm house Bldg Floor Area: 140 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 1523 m <sup>2</sup> Legal Desc: LOT 16 DP 24162	<b>\$925,000</b>	<b>\$1,100,000</b> (July 2008)	<b>0.84</b>	<b>1523</b>	<b>2-May-10</b>	<b>31</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>99 Tarawera Terrace</b> 4 brm, 2 bthrm house Bldg Floor Area: 223 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 675 m <sup>2</sup> Legal Desc: LOT 15 DP 56230 ALLOT 27 D TAM	<b>\$930,000</b>	<b>\$770,000</b> (July 2008)	<b>1.21</b>	<b>675</b>	<b>29-May-10</b>	<b>40</b>
	<b>67C Long Drive</b> 3 brm, 3 bthrm house Bldg Floor Area: 232 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 352 m <sup>2</sup> Legal Desc: LOT 3 DP 185304	<b>\$935,000</b>	<b>\$1,040,000</b> (July 2008)	<b>0.90</b>	<b>352</b>	<b>14-May-10</b>	<b>65</b>
	<b>35 Kempthorne Crescent</b> 4 brm, 3 bthrm house Bldg Floor Area: 312 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 501 m <sup>2</sup> Legal Desc: Lot 1 DP 412889	<b>\$938,000</b>	<b>Unknown</b> (July 2008)		<b>501</b>	<b>22-Jul-10</b>	<b>30</b>
	<b>89 Long Drive</b> 4 brm, 2 bthrm house Bldg Floor Area: 220 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 809 m <sup>2</sup> Legal Desc: LOT 11 DP 8875	<b>\$950,000</b>	<b>\$980,000</b> (July 2008)	<b>0.97</b>	<b>809</b>	<b>19-May-10</b>	<b>26</b>
	<b>10 Piccadilly Place</b> 4 brm, 3 bthrm house Bldg Floor Area: 173 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 531 m <sup>2</sup> Legal Desc: LOT 4 DP 49194	<b>\$950,000</b> \$600,000	<b>\$780,000</b> (July 2008)	<b>1.22</b>	<b>531</b>	<b>4-Jun-10</b> 20-Aug-05	<b>28</b>
	<b>30 Grace Street</b> 3 brm, 2 bthrm house Bldg Floor Area: 215 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/2 SH 870 m <sup>2</sup> Legal Desc: Flat 2 DP 170650 on Lot 84 DP 38388	<b>\$955,000</b>	<b>\$950,000</b> (July 2008)	<b>1.01</b>	<b>435</b>	<b>1-May-10</b>	<b>46</b>
	<b>22 Ngaio Street</b> 4 brm, 1 bthrm house Bldg Floor Area: 175 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 799 m <sup>2</sup> Legal Desc: LOT 70 DP 38388	<b>\$957,000</b> \$850,000	<b>\$890,000</b> (July 2008)	<b>1.08</b>	<b>799</b>	<b>11-May-10</b> 19-Mar-06	<b>49</b>
	<b>20B Vale Road</b> 3 brm, 2 bthrm apartment Bldg Floor Area: 207 m <sup>2</sup> Bldg Age: 2000-09 Land Area: Unit Title Legal Desc: UNIT B AU 2 UP 205850	<b>\$965,000</b> \$720,000	<b>\$1,250,000</b> (July 2008)	<b>0.77</b>	<b>Unit Title</b>	<b>16-Jun-10</b> 18-Apr-02	<b>28</b>
	<b>50 Sayegh Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 212 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 849 m <sup>2</sup> Legal Desc: Lot 19 DP 46082	<b>\$970,000</b>	<b>\$710,000</b> (July 2008)	<b>1.37</b>	<b>849</b>	<b>14-Jul-10</b>	<b>0</b>
	<b>44 Ngake Street</b> 3 brm, 2 bthrm house Bldg Floor Area: 193 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 1/2 SH 801 m <sup>2</sup> Legal Desc: FLAT 2 DP 127848 ON LOT 35 DP 38380	<b>\$988,500</b>	<b>\$700,000</b> (July 2008)	<b>1.41</b>	<b>401</b>	<b>13-May-10</b>	<b>30</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>50 Tautari Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 193 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 1090 m <sup>2</sup> Legal Desc: LOT 1 DP 47624	<b>\$1,020,000</b>	<b>\$870,000</b> (July 2008)	<b>1.17</b>	<b>1090</b>	<b>13-Jul-10</b>	<b>50</b>
	<b>25 Melanesia Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 201 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 627 m <sup>2</sup> Legal Desc: LOT 14 DP 36461	<b>\$1,045,000</b> \$925,000	<b>\$1,090,000</b> (July 2008)	<b>0.96</b>	<b>627</b>	<b>14-Jul-10</b> 12-Aug-07	<b>49</b>
	<b>16 Apihai Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 264 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 953 m <sup>2</sup> Legal Desc: Lot 322 DP 38385	<b>\$1,070,000</b> \$1,080,000	<b>\$1,060,000</b> (July 2008)	<b>1.01</b>	<b>953</b>	<b>22-Jul-10</b> 30-Mar-07	<b>38</b>
	<b>29 Long Drive</b> 5 brm, 2 bthrm house Bldg Floor Area: 256 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/2 SH 971 m <sup>2</sup> Legal Desc: FLAT 3 DP 166686 ON LOT 2 DP 27147	<b>\$1,100,000</b>	<b>\$1,160,000</b> (July 2008)	<b>0.95</b>	<b>486</b>	<b>29-Jun-10</b>	<b>83</b>
	<b>88A Grampian Road</b> 4 brm, 3 bthrm house Bldg Floor Area: 256 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 622 m <sup>2</sup> Legal Desc: Lot 2 DP 335242	<b>\$1,108,000</b> \$1,115,000	<b>\$1,230,000</b> (July 2008)	<b>0.90</b>	<b>622</b>	<b>24-Jun-10</b> 16/10/09	<b>1</b>
	<b>43A Kesteven Avenue</b> 4 brm, 3 bthrm house Bldg Floor Area: 303 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 608 m <sup>2</sup> Legal Desc: LOT 2 DP 190580	<b>\$1,125,000</b> \$990,000	<b>\$1,080,000</b> (July 2008)	<b>1.04</b>	<b>608</b>	<b>17-Jun-10</b> 6-May-09	<b>31</b>
	<b>31 Towai Street</b> 3 brm, 1 bthrm house Bldg Floor Area: 173 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 801 m <sup>2</sup> Legal Desc: LOT 2 DP 41721	<b>\$1,130,000</b>	<b>\$1,100,000</b> (July 2008)	<b>1.03</b>	<b>801</b>	<b>6-Jul-10</b>	<b>1</b>
	<b>84 Whitehaven Road</b> 5 brm, 2 bthrm house + pool Bldg Floor Area: 290 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 809 m <sup>2</sup> Legal Desc: LOT 59 DP 20890	<b>\$1,140,000</b> \$1,125,000	<b>\$840,000</b> (July 2008)	<b>1.36</b>	<b>809</b>	<b>26-May-10</b> 11-May-09	<b>36</b>
	<b>342 Riddell Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 271 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 835 m <sup>2</sup> Legal Desc: LOT 55 DP 17139	<b>\$1,148,000</b>	<b>\$910,000</b> (July 2008)	<b>1.26</b>	<b>835</b>	<b>17-Jun-10</b>	<b>65</b>
	<b>81 Grampian Road</b> 4 brm, 3 bthrm house Bldg Floor Area: 205 m <sup>2</sup> Bldg Age: 1970-79 Land Area: 617 m <sup>2</sup> Legal Desc: Lot 1 DP 59331	<b>\$1,155,000</b>	<b>\$830,000</b> (July 2008)	<b>1.39</b>	<b>617</b>	<b>10-Jul-10</b>	<b>44</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>74 Reihana Street</b> 4 brm, 3 bthrm house Bldg Floor Area: 285 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 736 m <sup>2</sup> Legal Desc: LOT 6 DP 63794	<b>\$1,188,000</b> \$1,500,000	<b>\$1,200,000</b> (July 2008)	<b>0.99</b>	<b>736</b>	<b>31-May-10</b> 31-Oct-08	<b>32</b>
	<b>14 &amp; 1/14 Hampton Drive</b> 5 brm, 3 bthrm house Bldg Floor Area: 351 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1065 m <sup>2</sup> Legal Desc: FLAT 1 DP 123239 ON LOT 3 DP 56559	<b>\$1,210,000</b>	<b>\$1,070,000</b> (July 2008)	<b>1.13</b>	<b>1065</b>	<b>4-Jul-10</b>	<b>37</b>
	<b>2/141 St Heliers Bay Road</b> 4 brm, 2 bthrm house + pool Bldg Floor Area: 308 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 1/2 SH 738 m <sup>2</sup> Legal Desc: FLAT 1 DP 163889 ON LOT 1 DP 117202	<b>\$1,210,000</b> \$1,352,000	<b>\$1,560,000</b> (July 2008)	<b>0.78</b>	<b>369</b>	<b>14-Jul-10</b> 1-May-05	<b>78</b>
	<b>18 Carnarvon Avenue</b> 6 brm, 4 bthrm house Bldg Floor Area: 329 m <sup>2</sup> Bldg Age: 1970-79 Land Area: 809 m <sup>2</sup> Legal Desc: LOT 370 DP 20612	<b>\$1,214,500</b> \$1,000,000	<b>\$1,150,000</b> (July 2008)	<b>1.06</b>	<b>809</b>	<b>30-Jun-10</b> 9-Sep-08	<b>36</b>
	<b>28A Edmund Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 288 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 485 m <sup>2</sup> Legal Desc: Lot 3 DP 328164	<b>\$1,220,000</b>	<b>\$1,220,000</b> (July 2008)	<b>1.00</b>	<b>485</b>	<b>22-Jun-10</b>	<b>20</b>
	<b>21 Grampian Road</b> 4 brm, 3 bthrm house + pool Bldg Floor Area: 304 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 839 m <sup>2</sup> Legal Desc: LOT 80 DP 24162 ALLOT 26 D TAM	<b>\$1,220,000</b> \$1,200,000	<b>\$1,130,000</b> (July 2008)	<b>1.08</b>	<b>839</b>	<b>24-May-10</b> 2-Mar-05	<b>77</b>
	<b>63 Vale Road</b> 4 brm, 4 bthrm house Bldg Floor Area: 295 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 1130 m <sup>2</sup> Legal Desc: LOT 13 DP 16748	<b>\$1,225,000</b>	<b>\$1,210,000</b> (July 2008)	<b>1.01</b>	<b>1130</b>	<b>3-Jul-10</b>	<b>16</b>
	<b>58 Bay Road</b> 3 brm, 2 bthrm house Bldg Floor Area: 191 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 809 m <sup>2</sup> Legal Desc: Lot 18 DP 19152	<b>\$1,230,000</b>	<b>\$790,000</b> (July 2008)	<b>1.56</b>	<b>809</b>	<b>28-Jun-10</b>	<b>6</b>
	<b>94 Reihana Street</b> 4 brm, 2.5 bthrm house Bldg Floor Area: 275 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 392 m <sup>2</sup> Legal Desc: Lot 1 DP 406968	<b>\$1,250,000</b>	<b>\$970,000</b> (July 2008)	<b>1.29</b>	<b>392</b>	<b>19-May-10</b>	<b>259</b>
	<b>33 Bay Road</b> New 3 brm, 2 bthrm house Bldg Floor Area: Unknown Bldg Age: 2010 Land Area: 390 m <sup>2</sup> Legal Desc: Lot 2 DP 371716	<b>\$1,260,000</b>	<b>Unknown</b> (July 2008)		<b>390</b>	<b>23-Jun-10</b>	<b>35</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>39 Selwyn Avenue</b> 2 brm, 1 bthrm house Bldg Floor Area: 120 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 1568 m <sup>2</sup> Legal Desc: LOT 3 DP 17375	<b>\$1,285,000</b>	<b>\$1,530,000</b> (July 2008)	<b>0.84</b>	<b>1568</b>	<b>4-Jun-10</b>	<b>106</b>
	<b>26 Towai Street</b> 3/4 brm, 3 bthrm house Bldg Floor Area: 318 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 637 m <sup>2</sup> Legal Desc: LOT 2 DP 184607	<b>\$1,290,000</b> \$850,000	<b>\$960,000</b> (July 2008)	<b>1.34</b>	<b>637</b>	<b>22-May-10</b> 7-Dec-05	<b>30</b>
	<b>5/15 Karori Crescent</b> 2 brm, 2 bthrm apartment Bldg Floor Area: 161 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/5 SH 1148 m <sup>2</sup> Legal Desc: FLAT 5 C/PT 5 DP 62688 ON SEC 287 ORAKEI TOWN	<b>\$1,300,000</b> \$1,020,000	<b>\$870,000</b> (July 2008)	<b>1.49</b>	<b>230</b>	<b>1-Jul-10</b> 24-Sep-07	
	<b>32B Mcarthur Avenue</b> 4 brm, 2 bthrm house Bldg Floor Area: 268 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 437 m <sup>2</sup> Legal Desc: LOT 2 DP 196926	<b>\$1,320,000</b>	<b>\$1,020,000</b> (July 2008)	<b>1.29</b>	<b>460</b>	<b>15-Jun-10</b>	<b>36</b>
	<b>24 Tuhaere Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 270 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 809 m <sup>2</sup> Legal Desc: SEC 52 TOWN OF ORAKEI	<b>\$1,320,000</b> \$1,350,000 \$1,300,000	<b>\$1,360,000</b> (July 2008)	<b>0.97</b>	<b>809</b>	<b>9-Jun-10</b> 23-Sep-09 15-Oct-03	<b>225</b>
	<b>59 Kurahaupo Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 345 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 506 m <sup>2</sup> Legal Desc: Lot 2 DP 381351	<b>\$1,330,000</b> \$1,350,000	<b>\$1,190,000</b> (July 2008)	<b>1.12</b>	<b>506</b>	<b>11-Jun-10</b> 29-Jul-07	<b>29</b>
	<b>51 Maskell Street</b> 5 brm, 3 bthrm house Bldg Floor Area: 210 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 809 m <sup>2</sup> Legal Desc: Lot 697 DP 18161	<b>\$1,330,000</b>	<b>\$810,000</b> (July 2008)	<b>1.64</b>	<b>809</b>	<b>19-May-10</b>	<b>27</b>
	<b>8 Tulagi Place</b> 4 brm, 3 bthrm house + pool Bldg Floor Area: 345 m <sup>2</sup> Bldg Age: 1990-99 Land Area: 816 m <sup>2</sup> Legal Desc: LOT 25 DP 40821	<b>\$1,330,000</b> \$880,000	<b>\$1,310,000</b> (July 2008)	<b>1.02</b>	<b>816</b>	<b>16-Jul-10</b> 23-May-03	<b>52</b>
	<b>15A Hopkins Crescent</b> 4 brm, 2 bthrm house Bldg Floor Area: 251 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 436 m <sup>2</sup> Legal Desc: Lot 2 DP 321034	<b>\$1,340,000</b>	<b>\$1,060,000</b> (July 2008)	<b>1.26</b>	<b>436</b>	<b>5-May-10</b>	<b>48</b>
	<b>6/175 Tamaki Drive</b> 3 brm, 2 bthrm apartment Bldg Floor Area: 146 m <sup>2</sup> Bldg Age: 1980-89 Land Area: Unit Title Legal Desc: UNIT F UP 102511 AU 1 & 10	<b>\$1,400,000</b>	<b>\$1,450,000</b> (July 2008)	<b>0.97</b>	<b>Unit Title</b>	<b>14-Jul-10</b>	<b>70</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>85 Selwyn Avenue</b> 4 brm, 2 bthrm house Bldg Floor Area: 227 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 2008 m <sup>2</sup> Legal Desc: PT LOT 4 DP 16824	\$1,410,000	\$2,101,000 (July 2008)	0.67	2008	31-May-10	67
	<b>7 Palmer Crescent</b> 4 brm, 3 bthrm house Bldg Floor Area: 241 m <sup>2</sup> Bldg Age: 1920-29 Land Area: 784 m <sup>2</sup> Legal Desc: LOT 2 DP 50439	\$1,430,000 \$1,200,000	\$1,150,000 (July 2008)	1.24	784	21-Jul-10 11-Aug-09	
	<b>20A Cullwick Road</b> 4 brm, 3.5 bthrm house Bldg Floor Area: unknown Bldg Age: 2010 Land Area: 589 m <sup>2</sup> Legal Desc: LOT 1 DP 170099 LOT 3 DP 170099 1/2 SH 349 m <sup>2</sup> (ROW)	\$1,575,000	Unknown (July 2008)		589	11-May-10	56
	<b>409 Riddell Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 287 m <sup>2</sup> Bldg Age: 1940-49 Land Area: 862 m <sup>2</sup> Legal Desc: Lot 1 DP 62859	\$1,600,000	\$1,280,000 (July 2008)	1.25	862	31-May-10	45
	<b>34 Rawhitiroa Road</b> 3 brm, 1 bthrm house Bldg Floor Area: 147 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 1581 m <sup>2</sup> Legal Desc: LOT 2 DP 401886	\$1,700,000	\$2,170,000 (July 2008)	0.78	1581	4-Jun-10	782
	<b>15 Glen Atkinson Street</b> 4 brm, 2 bthrm house Bldg Floor Area: 299 m <sup>2</sup> Bldg Age: 1970-79 Land Area: 1315 m <sup>2</sup> Legal Desc: Lot 2 DP 60277	\$1,750,000 \$1,780,000	\$1,960,000 (July 2008)	0.89	1315	4-Jul-10 8-Nov-04	82
	<b>26A Paritai Drive</b> 4 brm, 3 bthrm house Bldg Floor Area: 318 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 1/2 SH 918 m <sup>2</sup> Legal Desc: FLAT 1 DP 160734 ON SEC 151 ORAKEI TOWN	\$1,770,000 \$1,550,000	\$2,190,000 (July 2008)	0.81	459	2-Jun-10 31-Jul-03	133
	<b>17A Holgate Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 247 m <sup>2</sup> Bldg Age: 2010 Land Area: 379 m <sup>2</sup> Legal Desc: Lot 1 DP 412711	\$1,800,000	\$1,600,000 (July 2008)	1.13	379	30-Jun-10	27
	<b>38 &amp; 42 Athlone Road</b> 5 brm, 2 bthrm house + pool Bldg Floor Area: 373 m <sup>2</sup> Bldg Age: 1980-89 Land Area: 809 m <sup>2</sup> + 809 m <sup>2</sup> Legal Desc: Lot 446 & Lot 445 DP 19443	\$1,850,000	\$1,480,000 (July 2008)	1.25	1618	3-Jun-10	23
	<b>43 Cliff Road</b> 2 brm, 1 bthrm house Bldg Floor Area: 194 m <sup>2</sup> Bldg Age: 1960-69 Land Area: 1/2 SH 897 m <sup>2</sup> Legal Desc: Flat 1 DP 73287 on Pt Lot 1 BLK XXIII DP 297	\$1,850,000	\$1,990,000 (July 2008)	0.93	449	27-Jun-10	33

Photograph	Property Address	Sold Price SP	Capital Value CV	Ratio SP/CV	Land Area m <sup>2</sup>	Agreement Date	Days on Market
	<b>32 Auckland Road</b> 3 brm, 1 bthrm house Bldg Floor Area: 135 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 1661 m <sup>2</sup> Legal Desc: LOT 19 DP 18913	\$1,900,000	\$1,550,000 (July 2008)	1.23	1661	8-Jul-10	
	<b>100 Kohimarama Road</b> 4 brm, 2 bthrm house Bldg Floor Area: 358 m <sup>2</sup> Bldg Age: 1930-39 Land Area: 1004 m <sup>2</sup> Legal Desc: LOT 4B DP 8333	\$2,110,000	\$1,360,000 (July 2008)	1.55	1004	15-Jun-10	39
	<b>21A Ngaiwi Street</b> 5 brm, 4 bthrm house + pool Bldg Floor Area: 421 m <sup>2</sup> Bldg Age: 2000-09 Land Area: 1001 m <sup>2</sup> Legal Desc: Lot 3 DP 204102	\$2,908,000	\$2,890,000 (July 2008)	1.01	1001	11-May-10	56
	<b>7 Hopkins Crescent</b> 5 brm, 3 bthrm house Bldg Floor Area: 449 m <sup>2</sup> Bldg Age: 1950-59 Land Area: 1669 m <sup>2</sup> Legal Desc: LOT 157 DP 43409 ALLOT 28 D TAM	\$3,000,000	\$1,730,000 (July 2008)	1.73	1669	16-Jul-10	36
	<b>177D Tamaki Drive</b> New 3 brm, 3 bthrm apartment Bldg Floor Area: 225 m <sup>2</sup> Bldg Age: 2010 Land Area: Unit Title Legal Desc: Unit D DP 418684, AU 5 DP 418684, AU 6 DP 418684, AU 9 DP 418684, AU 14 DP 41868	\$3,675,000	\$2,950,000 (July 2008)	1.25	Unit Title	8-Jul-10	36

## 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 = 1.11** and the **Median SP/CV = 1.07**

Note: SP/CV min = 0.67 and SP/CV max = 1.73

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**Disclaimer:** This issue of The Rob Report features a wide selection of the published residential property sales in Orakei, Mission Bay, Kohimarama, St Heliers & Glendowie, with a sale price above \$800,000. This information is based on published reports of sales made by all real estate agencies and may include some Private Sales. 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 inquires 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.