



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

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Property News - November 2009

National Market Commentary

The past month has seen a raft of news items about the property market, some positive, some negative, and many conservative, which has led to many of our customers confused as to the real truth about property values.

Several salient points need to be said about all of this:

- Newspapers sell and news items feed off sensationalism, so are often quick to highlight extreme results;
- We are reminded about the saying "There are lies, damn lies, and statistics" not that we want to discredit statistical figures, but they must be read in context with the data being used. Medians or averages are great to get a feel for what's possibly happening, but we must understand the data which goes into those results. For example in month A if only low value properties sell, and in month B only high value properties sell can we truly claim all properties have risen in value? We think not, that is why Valuers spend so much time investigating comparable property sales to back up their market valuation;
- The property market is cyclical – short term we see movements upwards and downwards, medium term those fluctuations are smoothed out, long term the trend has historically been upwards, so again depending on the range of data you look at you can get different indicators as to what is happening;
- The property market is complex; it is made up of numerous property types (apartments, dwellings, lifestyle blocks), regions, purchasers and sellers (developers, property speculators, property investors, home owners, financial institutions/mortgagee sales) all of which influence the market by their actions (or indeed inactions).

So this is why a Registered Valuation is so important, as it examines the subject property and compares it to the local market and known comparable sales to establish a fair market value, the definition of market value being "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion".

The key point to take out of all of this is to do your research and consult a professional!

So what's happened in the past month since our last newsletter. We have again seen some positive data in national median prices, now at \$355,000 6% higher than at October 2008 with Wellington scoring the highest annual increase (12%), followed by Canterbury & Westland (6%) and Auckland (5%). Only two regions dropped – Northland & Southland (source: Real Estate Institute, Nov 2009).

Couple this with economic data showing a cautious optimism that New Zealand is pulling out of the recession (we say cautious as many Economists still offer the prospect of further recessionary results in the short term before a solid climb back to economic growth), the approaching Christmas period and summer season, must all bode well for short term property sales.

We cannot however get carried away by the prospect of another property boom as looking into this data we see the underlying causes of recent climbs has been the imbalance between demand and supply. Whilst sales numbers overall have been good in October, the traditional upsurge in new listings for the Spring season has not been as great as in previous years which has ensured a strong level of competition, and improved sales value, amongst buyers. Again, well presented properties are selling well and buyers appear to be aiming more for better quality and condition properties.

A shortage of finance for developers may well be impacting on those cheaper or run-down properties traditionally purchased, renovated or developed, then on-sold at higher values.



Specialising in all types of residential and lifestyle registered valuations in the Rodney and Upper North Shore districts

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Commentary from Banks and the Reserve Bank about changes to tax rules around investment property being inevitable will also influence this market segment in years to come, and whilst the Prime Minister has ruled out a Capital Gains Tax, it is not unreasonable to expect the Government and IRD to continue allowing this sector to escape paying its fair share of taxes. The Government Tax Working Group reported net rental losses of \$580 million in 2008 compared with rental profits in previous years and an explosion in active LAQCs (Loss Attributing Qualifying Companies) from 63,400 in 2003 to nearly 130,000 in 2008, with LAQC losses (not all attributable to property losses) rising from \$700 million to \$2.3 billion. Not a significant issue in times of Government surpluses, but the Treasury has stated that with deficits ahead, "recent trends in rental and LAQC losses claimed cannot go on".

Interesting times ahead, for sure!

On a side note, we have also been asked where we source our statistics from for these reports. All our data is residential sales for the regions noted below retrieved from the Real Estate Institute of New Zealand. Selected sales are from 15th Sep 2009 to 31 Oct 2009. We also compare actual sales value to the property's capital value, however to compare regions would be inaccurate as North Shore capital values were revised in September 2008 compared with Rodney in September 2007, two very different markets.

Greater Auckland Region

Greater Auckland despite having such a wide diversity of market segments has had a quiet start to spring, with many agents reporting a lack of listings across the board. Properties close to the CBD and in the range of \$600,000 to \$900,000 are in short supply, and are selling well in excess of levels seen in early 2009, purely due to the lack of availability. More investors appear to be returning to the Waitakere market, though activity still remains subdued. Conversely, there appears to be more activity in the higher priced range (\$2 million+) in the North Shore, especially Milford and Takapuna larger, coastal properties.

Clearly with demand exceeding supply in some market sectors, prices achieved are likely to continue to improve, but this is hardly the sign of a return to boom times and sustained property growth.

The new SuperCity debate continues, and with the commencement of the merger now less than 12 months away much of the focus is now being aimed at the logistics of this move. Rodney area is well placed to be advantaged by this merger, and is also forecasted to be the fastest growing area of all the regions that will make up the Auckland SuperCity. Population is expected to grow 64% by 2026 from the 2001 Census levels, and already we are seeing areas such as Millwater near Silverdale being developed and released to market to meet this forecasted demand.

North Shore & East Coast Bays

127 sales were recorded for October 2009 compared to 128 in September and 134 in August, and it's now taking an average of 30 days to sell, less than the average of 61 days in February.

The median house price is currently sitting at \$560,000 down from \$592,750 in September but up from \$542,500 in August. The market for well presented family homes in the East Coast Bays area remains strong, with good level of enquiries from genuine buyers.

Recent sales include:

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Browns Bay/Rothesay Bay							
884 Beach Rd, Browns Bay	15 September 2009	\$710,000	\$620,000	180	2000's	1/2 1143	14.52%
2/575 Beach Rd, Rothesay Bay	8 October 2009	\$375,000	\$405,000	150	1970's	1/2 810	-7.41%

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832A Beach Rd, Browns Bay	25 October 2009	\$715,000	\$650,000	230	1970's	792	10.00%
22 Beechwood Rd, Rothesay Bay	28 October 2009	\$1,300,000	\$1,250,000	430	1970's	1012	4.00%
726 East Coast Rd, Browns Bay	20 September 2009	\$448,000	\$425,000	96	1950's	514	5.41%
630 East Coast Rd, Browns Bay	6 October 2009	\$541,500	\$475,000	110	1950's	606	14.00%
880 East Coast Rd, Northcross	12 October 2009	\$680,500	\$630,000	230	1990's	1148	8.02%
B105/525 East Coast Rd, Pinehill	21 October 2009	\$415,000	\$470,000	86	2000's	Unit title	-11.70%
94 Glencoe Rd, Northcross	15 September 2009	\$545,000	\$520,000	180	1970's	675	4.81%
2/5 Halder Pl, Browns Bay	3 October 2009	\$467,500	\$425,000	170	1980's	1/2 893	10.00%
17a Hyde Rd, Rothesay Bay	27 September 2009	\$565,000	\$570,000	160	1970's	Unit Title	-0.88%
50 John Downs Dr, Browns Bay	3 October 2009	\$530,000	\$500,000	140	1980's	678	6.00%
16 Kilkelly Ave, Browns Bay	10 October 2009	\$880,000	\$820,000	296	2000's	683	7.32%
118 Killybegs Dr, Pinehill	12 October 2009	\$810,000	\$880,000	317	2000's	754	-7.95%
1/25 Korotaha Tce, Rothesay Bay	20 September 2009	\$617,000	\$530,000	206	1980's	1/2 1012	16.42%
44A Masterton Rd, Rothesay Bay	20 September 2009	\$852,000	\$870,000	250	1980's	1/2 1055	-2.07%
2/165 Oaktree Ave, Browns Bay	2 October 2009	\$465,000	\$460,000	80	1980's	1/2 817	1.09%
151B Oaktree Ave, Browns Bay	6 October 2009	\$546,000	\$490,000	188	1990's	1/2 818	11.43%
53 Oaktree Ave, Browns Bay	11 October 2009	\$520,700	\$465,000	150	1970's	693	11.98%
10 Oldham Pl, Browns Bay	16 September 2009	\$555,555	\$510,000	136	1970's	893	8.93%
35b Palliser Lane, Browns Bay	28 September 2009	\$460,000	\$460,000	150	1980's	1/2 1003	0.00%
3/7 Pannill Pl, Browns Bay	9 October 2009	\$335,000	\$355,000	101	2000's	Unit title	-5.63%
31 Penguin Dr, Pinehill	16 September 2009	\$563,000	\$625,000	170	1990's	1/2 1253	-9.92%
5 Ridge Valley Dr, Rothesay Bay	10 October 2009	\$618,000	\$710,000	253	2000's	504	-12.96%
21 Robin Lane, Browns Bay	21 October 2009	\$752,000	\$640,000	270	1970's	647	17.50%
39 Rosedale Rd, Pinehill	26 September 2009	\$328,000	\$450,000	115	1970's	506	-27.11%
19 Rosses Pl, Pinehill	1 October 2009	\$440,500	\$670,000	251	2000's	686	-34.25%
36 Rothesay Bay Rd, Rothesay Bay	29 September 2009	\$890,000	\$920,000	250	1980's	1/2 1012	-3.26%
11 Rothesay Bay Rd, Rothesay Bay	15 October 2009	\$1,019,000	\$1,050,000	230	1960's	812	-2.95%
6 Serrata Pl, Browns Bay	24 September 2009	\$635,000	\$570,000	220	1980's	743	11.40%
42 &/44 Spencer Rd, Browns Bay	28 October 2009	\$1,050,000	\$1,000,000	280	Mixed	1897	5.00%
127a Stapleford Cres, Northcross	16 September 2009	\$530,000	\$465,000	190	1970's	1/2 1237	13.98%
Average Sales Price to Capital Value Difference							1.74%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Browns Bay/Rothesay Bay Land							
36 Mulgan Way, Browns Bay	30 September 2009	\$430,000	\$460,000	Vacant Land		820	-6.52%
44 Mulroy Pl, Pinehill	21 October 2009	\$330,000	\$375,000	Vacant Land		501	-12.00%
Average Sales Price to Capital Value Difference							-9.26%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Murrays Bay/Mairangi Bay/Castor Bay							
16 Asbury Cres, Campbells Bay	30 September 2009	\$840,000	\$920,000	274	1970's	675	-8.70%
150B Beach Rd, Campbells Bay	15 September 2009	\$920,000	\$870,000	224	2000's	1/2 845	5.75%
109 Beach Rd, Castor Bay	20 September 2009	\$1,100,000	\$1,100,000	263	2000's	455	0.00%
264 Beach Rd, Campbells Bay	12 October 2009	\$780,000	\$720,000	169	1970's	1363	8.33%
8B Belle Verde Dr, Mairangi Bay	16 October 2009	\$612,000	\$620,000	264	2000's	357	-1.29%

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31 Bournemouth Tce, Murrays Bay	19 September 2009	\$1,225,000	\$1,450,000	248	2000's	450	-15.52%
11 Centorian Dr, Mairangi Bay	12 October 2009	\$460,000	\$435,000	111	1980's	1/2 943	5.75%
50 Channel View Rd, Campbells Bay	29 October 2009	\$817,000	\$850,000	210	1950's	2610	-3.88%
97 Churchill Rd, Murrays Bay	30 September 2009	\$2,000,000	\$1,890,000	361	2000's	809	5.82%
331 East Coast Rd, Mairangi Bay	15 September 2009	\$694,000	\$740,000	235	1960's	809	-6.22%
241 East Coast Rd, Mairangi Bay	20 September 2009	\$820,000	\$855,000	277	2000's	643	-4.09%
434 East Coast Rd, Mairangi Bay	29 September 2009	\$431,500	\$395,000	110	1940's	415	9.24%
235B East Coast Rd, Mairangi Bay	1 October 2009	\$825,000	\$840,000	276	2000's	463	-1.79%
296 East Coast Rd, Mairangi Bay	1 October 2009	\$557,000	\$480,000	160	1950's	607	16.04%
190C East Coast Rd, Castor Bay	2 October 2009	\$795,000	\$650,000	220	2000's	1/3 1748	22.31%
324B East Coast Rd, Mairangi Bay	8 October 2009	\$487,000	\$420,000	90	1980's	1/2 1244	15.95%
115A East Coast Rd, Castor Bay	19 October 2009	\$852,000	\$800,000	203	2000's	470	6.50%
8 Graham Collins Dr, Mairangi Bay	25 September 2009	\$702,000	\$730,000	252	2000's	753	-3.84%
57 Gulf View Rd, Murrays Bay	17 September 2009	\$862,000	\$740,000	150	1950's	1/2 882	16.49%
13a Gulf View Rd, Murrays Bay	22 September 2009	\$635,000	\$720,000	191	1980's	1/2 812	-11.81%
48a Gulf View Rd, Murrays Bay	26 September 2009	\$825,000	\$900,000	210	1980's	1/2 1212	-8.33%
28 Hythe Tce, Mairangi Bay	20 October 2009	\$607,500	\$560,000	150	1970's	467	8.48%
7 Jellicoe Rd, Murrays Bay	23 September 2009	\$590,000	\$540,000	170	1940's	809	9.26%
69 Kowhai Rd, Mairangi Bay	24 September 2009	\$905,000	\$880,000	241	1990's	600	2.84%
60A Kowhai Rd, Mairangi Bay	6 October 2009	\$575,000	\$500,000	100	1940's	1/2 888	15.00%
3/67 Kowhai Rd, Mairangi Bay	11 October 2009	\$846,000	\$660,000	193	1990's	1/3 1301	28.18%
1 Marama St, Castor Bay	23 September 2009	\$1,860,000	\$1,550,000	410	1980's	1012	20.00%
26 Marama St, Castor Bay	14 October 2009	\$1,665,000	\$1,450,000	391	1990's	814	14.83%
23 Mayfair Cres, Mairangi Bay	17 September 2009	\$742,000	\$580,000	170	1960's	819	27.93%
10 Mayfair Cres, Mairangi Bay	15 October 2009	\$720,000	\$700,000	220	1960's	888	2.86%
2/19 Montana Ave, Murrays Bay	25 September 2009	\$385,000	\$360,000	70	1960's	1/5 2125	6.94%
2/1a Newhaven Tce, Mairangi Bay	23 September 2009	\$406,500	\$410,000	70	1960's	1/2 857	-0.85%
37 Penguin Dr, Murrays Bay	22 October 2009	\$935,000	\$1,000,000	310	1990's	831	-6.50%
26 Peter Tce, Castor Bay	14 October 2009	\$710,000	\$700,000	120	1950's	814	1.43%
13 Red Bluff Rise, Campbells Bay	16 October 2009	\$1,720,000	\$1,550,000	378	1960's	809	10.97%
25 Ronald Macken Pl, Mairangi Bay	27 September 2009	\$583,000	\$540,000	170	1980's	651	7.96%
24 Ronald Macken Pl, Mairangi Bay	29 September 2009	\$734,800	\$680,000	253	1990's	838	8.06%
2/67 Saddleback Rise, Murrays Bay	20 September 2009	\$520,000	\$570,000	110	1990's	1/2 826	-8.77%
100 Saddleback Rise, Murrays Bay	3 October 2009	\$688,000	\$740,000	220	1990's	1/2 940	-7.03%
2E/8 Sidmouth St, Mairangi Bay	18 September 2009	\$765,000	\$980,000	128	2000's	Unit title	-21.94%
9A Stoneleigh Court, Mairangi Bay	11 October 2009	\$560,000	\$560,000	200	1990's	1/2 943	0.00%
10 Sunrise Ave, Mairangi Bay	3 October 2009	\$730,000	\$790,000	210	1950's	936	-7.59%
94 Sunrise Ave, Mairangi Bay	10 October 2009	\$579,000	\$630,000	160	1950's	809	-8.10%
5 Surville Pl, Mairangi Bay	20 September 2009	\$807,000	\$720,000	280	1970's	809	12.08%
46 View Rd, Campbells Bay	18 September 2009	\$1,140,000	\$1,230,000	200	1970's	837	-7.32%
Average Sales Price to Capital Value Difference							3.45%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Murrays Bay/Mairangi Bay/Castor Bay Land							
93a Braemar Rd, Castor Bay	18 September 2009	\$420,000	\$405,000	Vacant Land		694	3.70%
Average Sales Price to Capital Value Difference							3.70%

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Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Torbay							
6 Alexander Ave, Torbay	24 September 2009	\$442,500	\$425,000	80	1960's	751	4.12%
16A Auld St, Torbay	30 September 2009	\$575,000	\$455,000	97	1950's	478	26.37%
13 Babington Pl, Torbay	15 October 2009	\$419,000	\$405,000	80	1970's	954	3.46%
20 Corric Hill , Torbay	1 October 2009	\$515,000	\$460,000	148	1970's	635	11.96%
61 County Rd, Torbay	27 September 2009	\$395,000	\$355,000	70	1970's	1/2 865	11.27%
48A County Rd, Torbay	8 October 2009	\$560,000	\$600,000	170	1990's	1/2 1214	-6.67%
1/52 Deep Creek Rd, Torbay	5 October 2009	\$420,000	\$410,000	100	1970's	1/2 1146	2.44%
17 Flavia Cl, TORBAY	20 September 2009	\$480,000	\$470,000	120	1980's	1110	2.13%
2/107 Glamorgan Dr, Torbay	24 September 2009	\$570,000	\$470,000	160	1980's	1/2 807	21.28%
1/209 Glamorgan Dr, Torbay	24 September 2009	\$414,000	\$370,000	110	1970's	1/2 959	11.89%
205 Glamorgan Dr, Torbay	29 September 2009	\$549,000	\$550,000	170	1970's	675	-0.18%
17B Glamorgan Dr, Torbay	8 October 2009	\$412,500	\$415,000	110	1980's	1/2 819	-0.60%
2/226 Glenvar Rd, Torbay	22 September 2009	\$435,000	\$420,000	120	1970's	1/2 1174	3.57%
195 Glenvar Rd, Torbay	24 September 2009	\$626,000	\$750,000	260	1980's	1862	-16.53%
11 June Pl, Torbay	23 October 2009	\$539,000	\$505,000	160	1970's	1161	6.73%
19 Mawson Ave, Torbay	18 October 2009	\$614,000	\$550,000	290	1970's	792	11.64%
22 Nor'east Dr, Torbay	20 October 2009	\$516,500	\$450,000	160	1970's	1032	14.78%
29 Reynolds Pl, Torbay	26 September 2009	\$690,000	\$680,000	300	1990's	1616	1.47%
20B Reynolds Pl, Torbay	9 October 2009	\$523,000	\$500,000	150	1980's	1/2 1292	4.60%
14 Rock Isle Rd, Torbay	27 September 2009	\$681,500	\$620,000	120	1960's	989	9.92%
90 Stredwick Dr, Torbay	17 September 2009	\$535,000	\$575,000	220	1970's	873	-6.96%
1/75 Stredwick Dr, Torbay	23 September 2009	\$325,000	\$330,000	90	1970's	1/2 809	-1.52%
47B Stredwick Dr, Torbay	13 October 2009	\$395,000	\$365,000	100	1970's	1/2 809	8.22%
2/64 Stredwick Dr, Torbay	18 October 2009	\$457,500	\$465,000	125	2000's	1/2 951	-1.61%
109 Stredwick Dr, Torbay	28 October 2009	\$490,000	\$475,000	110	1970's	683	3.16%
14 Tempo Pl, Torbay	1 October 2009	\$515,000	\$435,000	120	1970's	691	18.39%
60B Topliss Rd, Torbay	11 October 2009	\$565,000	\$550,000	170	2000's	510	2.73%
40B Weatherly Rd, Torbay	6 October 2009	\$457,000	\$445,000	118	2000's	600	2.70%
Average Sales Price to Capital Value Difference							5.31%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Torbay Land							
1017 Beach Rd, Torbay	17 October 2009	\$385,000	\$445,000	Vacant Land		450	-13.48%
2/18 Marina Rd, Torbay	4 October 2009	\$245,000	\$235,000	Vacant Land		1/2 1181	4.26%
Average Sales Price to Capital Value Difference							-4.61%

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Albany/Greenhithe

68 sales were recorded for October 2009 compared to 62 in September and 91 in August, and it's now taking an average of 33 days to sell, significantly less than the average of 57 days in February.

The median house price is currently sitting at \$595,000, down from \$670,000 in September and \$620,000 in August.

Recent sales include:

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Albany							
113 Aberley Rd, Albany	4 October 2009	\$876,000	\$750,000	250	2000's	653	16.80%
90C Albany Hway, Albany	30 September 2009	\$495,000	\$450,000	171	2000's	Unit title	10.00%
234 Albany Hway, Albany	8 October 2009	\$407,000	\$340,000	60	1960's	747	19.71%
40 Amherst Pl, Albany	18 October 2009	\$602,000	\$560,000	185	1990's	415	7.50%
90 Barbados Dr, Albany	21 September 2009	\$475,500	\$450,000	150	1990's	600	5.67%
94 Barbados Dr, Albany	12 October 2009	\$545,000	\$450,000	140	1990's	600	21.11%
12 Borneo Dr, Albany	2 October 2009	\$750,000	\$730,000	296	2000's	627	2.74%
5 Bryn Mawr Pl, Albany	15 October 2009	\$577,500	\$495,000	130	1990's	493	16.67%
22 Canary Pl, Albany	17 September 2009	\$559,500	\$570,000	199	2000's	600	-1.84%
106 Caribbean Dr, Albany	26 September 2009	\$536,000	\$455,000	120	1990's	650	17.80%
19 Catlins Pl, Albany	30 September 2009	\$700,000	\$740,000	280	2000's	520	-5.41%
27 Condor Pl, Albany	15 October 2009	\$600,000	\$600,000	184	2000's	554	0.00%
24 Excelsa Pl, Albany	24 September 2009	\$671,000	\$630,000	210	1990's	602	6.51%
7 Fulmar Way, Albany	18 October 2009	\$570,000	\$590,000	210	1990's	582	-3.39%
16/130 Gills Rd, Albany	25 October 2009	\$580,000	\$560,000	141	2000's	Unit title	3.57%
46 Gold St, Albany	10 October 2009	\$694,000	\$680,000	252	2000's	588	2.06%
4 Hornbill Dr, Albany	14 October 2009	\$675,000	\$680,000	258	2000's	600	-0.74%
48 Joy St, Albany	28 October 2009	\$590,000	\$720,000	330	2000's	501	-18.06%
1 Kanuka Way, Albany	19 October 2009	\$555,000	\$560,000	190	1990's	621	-0.89%
63 Kittiwake Dr, Albany	28 September 2009	\$690,000	\$810,000	272	2000's	707	-14.81%
142 Kittiwake Dr, Albany	11 October 2009	\$932,500	\$860,000	273	2000's	2187	8.43%
30 Kristin Lane, Albany	20 September 2009	\$696,000	\$640,000	214	2000's	551	8.75%
2 Landing Dr, Albany	18 September 2009	\$750,000	\$800,000	266	2000's	720	-6.25%
27 Laurel Oak Dr, Albany	21 September 2009	\$775,000	\$720,000	265	2000's	500	7.64%
3 Medallion Dr, Albany	4 October 2009	\$576,500	\$610,000	215	2000's	507	-5.49%
22/22 Northcross Dr, Albany	14 October 2009	\$391,000	\$375,000	124	2000's	Unit title	4.27%
63 Oakway Dr, Albany	21 September 2009	\$860,000	\$860,000	Unknown	2000's	508	0.00%
94 Oakway Dr, Albany	26 September 2009	\$725,000	\$725,000	Unknown	2000's	551	0.00%
39 Oakway Dr, Albany	17 October 2009	\$830,000	\$810,000	241	2000's	513	2.47%
12 Rangī Ave, Albany	15 October 2009	\$875,000	\$960,000	323	2000's	701	-8.85%
5 Red Oak Pl, Albany	13 October 2009	\$755,000	\$750,000	228	2000's	691	0.67%
7 Rimu Rise, Albany	16 October 2009	\$643,000	\$690,000	240	1990's	644	-6.81%
20 Rising Pde, Albany	21 October 2009	\$640,000	\$560,000	166	2000's	605	14.29%
4/18 Roanoke Way, Albany	18 October 2009	\$418,500	\$405,000	118	2000's	1/9 3288	3.33%
21 Sabana Pl, Albany	2 October 2009	\$402,000	\$390,000	90	1990's	746	3.08%
103 Santiago Cres, Albany	15 October 2009	\$410,000	\$395,000	120	1980's	628	3.80%
37 Scarlet Oak Dr, Albany	6 October 2009	\$746,000	\$800,000	233	2000's	633	-6.75%

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36 Schnapper Rock Rd, Albany	25 September 2009	\$410,000	\$355,000	50	Mixed	1012	15.49%
28 Sonoma Cres, Albany	24 September 2009	\$576,000	\$560,000	194	2000's	366	2.86%
7 Spring Valley Pl, Albany	19 October 2009	\$720,000	\$670,000	223	2000's	500	7.46%
15 Springvale Dr, Albany	6 October 2009	\$732,000	\$730,000	268	2000's	532	0.27%
124a Sunset Rd, Albany	17 September 2009	\$409,000	\$395,000	120	1980's	1/2 809	3.54%
22 Taroka Cl, Albany	26 September 2009	\$778,000	\$800,000	390	1990's	650	-2.75%
3 Vicente Pl, Albany	4 October 2009	\$503,000	\$520,000	173	2000's	220	-3.27%
13 Vicente Pl, Albany	17 October 2009	\$518,000	\$510,000	173	2000's	210	1.57%
14 Wye Oak Dr, Albany	8 October 2009	\$865,000	\$830,000	308	2000's	509	4.22%
Average Sales Price to Capital Value Difference							2.98%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Albany Land							
82 Schnapper Rock Rd, Albany	16 October 2009	\$331,000	\$340,000	Vacant Land		510	-2.65%
84 Schnapper Rock Rd, Albany	16 October 2009	\$331,000	\$340,000	Vacant Land		698	-2.65%
19 Wye Oak Dr, Albany	24 September 2009	\$345,000	\$345,000	Vacant Land		557	0.00%
4 Lismore Way, Albany	10 October 2009	\$380,000	\$350,000	Vacant Land		557	8.57%
21 Bintulu Pl, Albany	24 September 2009	\$290,000	\$350,000	Vacant Land		600	-17.14%
23 Bintulu Pl, Albany	24 September 2009	\$316,000	\$360,000	Vacant Land		667	-12.22%
4 Oakview Tce, Albany	25 September 2009	\$367,000	\$410,000	Vacant Land		503	-10.49%
Average Sales Price to Capital Value Difference							-5.23%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Albany Apartment							
46/5 Carolina Pl, Albany	28 September 2009	\$288,000	\$290,000	66	2000's	Unit title	-0.69%
24/17 Georgia Tce, Albany	20 October 2009	\$315,000	\$360,000	94	2000's	Unit title	-12.50%
1/3 John Jennings Dr, Albany	9 October 2009	\$125,000	\$290,000	112	1990's	Unit title	-56.90%
C10/60 Masons Rd, Albany	16 September 2009	\$280,000	\$330,000	48	2000's	Unit Title	-15.15%
46/11 The Avenue , Albany	14 October 2009	\$125,000	\$365,000	118	2000's	Unit title	-65.75%
3/11 The Avenue , Albany	14 October 2009	\$100,000	\$365,000	118	2000's	Unit title	-72.60%
14/11 The Avenue , Albany	14 October 2009	\$100,000	\$365,000	118	2000's	Unit title	-72.60%
Average Sales Price to Capital Value Difference							-42.31%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Dairy Flat/Riverhead/Coatesville							
5 Elliot St, Riverhead	1 October 2009	\$485,000	\$550,000	80	1910'S	932	-11.82%
Average Sales Price to Capital Value Difference							-11.82%

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Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Greenhithe							
22 Churchouse Rd, Greenhithe	15 October 2009	\$605,000	\$520,000	75	1960's	1753	16.35%
15 Cutter Pl, Greenhithe	22 September 2009	\$667,000	\$640,000	190	2000's	657	4.22%
186 Greenhithe Rd, Greenhithe	5 October 2009	\$975,000	\$1,000,000	323	2000's	1530	-2.50%
207 Kyle Rd, Greenhithe	4 October 2009	\$625,000	\$610,000	220	2000's	588	2.46%
19 Marae Rd, Greenhithe	28 September 2009	\$550,000	\$690,000	200	1970's	1867	-20.29%
7 Marae Rd, Greenhithe	22 October 2009	\$580,000	\$485,000	100	1930's	1012	19.59%
33 Rahui Rd, Greenhithe	19 October 2009	\$845,101	\$640,000	160	1910's	1540	32.05%
5 Thomas Hunter Lane, Greenhithe	22 September 2009	\$1,250,000	\$1,225,000	300	2000's	1683	2.04%
Average Sales Price to Capital Value Difference							6.74%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Greenhithe Land							
24 The Close , Greenhithe	14 October 2009	\$200,000	\$380,000	Vacant Land		1789	-47.37%
Average Sales Price to Capital Value Difference							-47.37%

Hibiscus Coast/Orewa

71 sales were recorded for October 2009 compared to 64 in September and 100 in August, and it's now taking an average of 41 days to sell, more than the average of 39 in August but less than February at 71 days.

The median house price currently is sitting at \$425,000, down from September at \$450,000 and August at \$437,500.

Recent sales include:

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Army Bay/Gulf Harbour							
103 Alec Craig Way, Gulf Harbour	12 October 2009	\$555,000	\$585,000	212	2000's	575	-5.13%
61 Clea View, Gulf Harbour	24 September 2009	\$410,000	\$430,000	151	2000's	368	-4.65%
23/595 Laurie Southwick Pde, Gulf Harbour	30 September 2009	\$242,000	\$355,000	116	2000's	Unit Title	-31.83%
2 Mariner Dr, Gulf Harbour	21 October 2009	\$388,000	\$500,000	150	1990's	712	-22.40%
28 Parkwood Cres, Gulf Harbour	10 October 2009	\$480,000	\$500,000	193	2000's	416	-4.00%
10 Roseville Rd, Gulf Harbour	15 September 2009	\$530,000	\$490,000	175	2000's	716	8.16%
48 Voyager Dr, Gulf Harbour	29 September 2009	\$775,000	\$820,000	276	2000's	802	-5.49%
1347 Whangaparaoa Rd, Army Bay	19 September 2009	\$448,000	\$495,000	160	1980's	809	-9.49%
1399 Whangaparaoa Rd, Army Bay	4 October 2009	\$315,000	\$375,000	60	1950's	817	-16.00%
Average Sales Price to Capital Value Difference							-10.09%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Army Bay/Gulf Harbour Land							
27 Buccaneer Court, Gulf Harbour	21 September 2009	\$150,000	\$185,000	Vacant Land		355	-18.92%
Average Sales Price to Capital Value Difference							-18.92%

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Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Orewa/Hatfields Beach							
20B Alice Ave, Orewa	26 September 2009	\$502,000	\$520,000	160	1990's	1/2 832	-3.46%
208/252 Centreway Rd, Orewa	13 October 2009	\$377,000	\$560,000	102	2000's	Unit Title	-32.68%
3B Edward Ave, Orewa	1 October 2009	\$547,000	\$540,000	160	1990's	1/2 829	1.30%
1/5 Empire Rd, Orewa	16 September 2009	\$390,000	\$400,000	91	1990's	1/3 1009	-2.50%
49 Grovenor Dr, Orewa	15 September 2009	\$720,000	\$920,000	287	2000's	610	-21.74%
B/6 Hammond Ave, Hatfields Beach	23 September 2009	\$363,000	\$405,000	160	1960's	1/2 1272	-10.37%
462 Hibiscus Coast Hway, Orewa	1 October 2009	\$581,500	\$560,000	240	1980's	1/6 2024	3.84%
31/282 Hibiscus Coast Hway, Orewa	21 October 2009	\$360,000	\$405,000	108	2000's	1/40 5175	-11.11%
52 Hillcrest Rd, Hatfields Beach	24 October 2009	\$800,000	\$945,000	362	Mixed	2542	-15.34%
46 Kath Hopper Dr, Orewa	24 September 2009	\$655,000	\$585,000	180	2000's	513	11.97%
18 Kensington Dr, Orewa	23 September 2009	\$712,800	\$630,000	230	2000's	339	13.14%
17 Kensington Dr, Orewa	23 September 2009	\$540,000	\$484,000	230	2000's	Unit Title	11.57%
1/28 Lakeside Dr, Orewa	30 September 2009	\$420,000	\$425,000	120	1990's	1/4 1714	-1.18%
17 Nukumea Common, Orewa	14 October 2009	\$380,000	\$470,000	170	1990's	396	-19.15%
93 Riverside Rd, Orewa	12 October 2009	\$440,000	\$415,000	100	1990's	488	6.02%
8 Ruby Pl, Orewa	28 September 2009	\$462,000	\$470,000	110	1990's	516	-1.70%
Average Sales Price to Capital Value Difference							-4.46%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Red Beach							
58 Albatross Rd, Red Beach	19 September 2009	\$515,000	\$540,000	160	1980's	754	-4.63%
52B Albatross Rd, Red Beach	30 September 2009	\$355,000	\$395,000	100	1970's	1/2 725	-10.13%
22 Bay St, Red Beach	20 September 2009	\$501,000	\$590,000	176	2000'S	563	-15.08%
67 Bay St, Red Beach	3 October 2009	\$390,000	\$380,000	80	1950'S	465	2.63%
2 Greenview Lane, Red Beach	10 October 2009	\$415,000	\$380,000	110	1990'S	Unit Title	9.21%
4 Jelas Rd, Red Beach	4 October 2009	\$530,000	\$530,000	189	2000'S	551	0.00%
27 Jelas Rd, Red Beach	10 October 2009	\$375,000	\$400,000	100	1950'S	567	-6.25%
B/20 Moffat Rd, Red Beach	16 September 2009	\$325,000	\$380,000	90	1980's	1/2 809	-14.47%
38C Moffat Rd, Red Beach	29 September 2009	\$520,000	\$510,000	150	1960'S	1/4 4224	1.96%
8 Moffat Rd, Red Beach	17 October 2009	\$386,500	\$410,000	110	1970'S	809	-5.73%
3 Palm Lane Court, Red Beach	17 October 2009	\$385,000	\$390,000	110	1990'S	Unit Title	-1.28%
19 Vista Motu, Red Beach	28 September 2009	\$660,000	\$650,000	190	1990'S	815	1.54%
Average Sales Price to Capital Value Difference							-3.52%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Stanmore Bay/Arkles Bay/Manly/Matakata							
1 Beach Rd, Manly	7 October 2009	\$777,000	\$890,000	220	1990's	847	-12.70%
50 Blue Heron Rise, Stanmore Bay	6 October 2009	\$522,500	\$580,000	170	1990's	630	-9.91%
4 Brandon Rd, Manly	17 September 2009	\$460,000	\$630,000	245	2000's	450	-26.98%
58 Brian Cres, Stanmore Bay	4 October 2009	\$390,000	\$370,000	90	1970's	809	5.41%
78 Brian Cres, Stanmore Bay	12 October 2009	\$315,000	\$370,000	100	1970's	954	-14.86%
121 Brightside Rd, Stanmore Bay	30 October 2009	\$345,000	\$415,000	110	1980's	895	-16.87%
19C Brixton Rd, Manly	25 September 2009	\$320,000	\$370,000	70	1990's	1/3 1500	-13.51%

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3/14 Brixton Rd, Manly	8 October 2009	\$450,000	\$470,000	126	2000's	1/3 1343	-4.26%
31 Charlotte St, Stanmore Bay	8 October 2009	\$415,000	\$445,000	130	1990's	625	-6.74%
25 Charlotte St, Stanmore Bay	17 October 2009	\$420,000	\$410,000	150	1990's	1/2 780	2.44%
55 Elliston Cres, Stanmore Bay	13 October 2009	\$425,000	\$450,000	110	1980's	809	-5.56%
4/24 Ferry Rd, Arkles Bay	3 October 2009	\$580,000	\$620,000	186	2000's	1700	-6.45%
1/14 Layton Rd, Manly	25 September 2009	\$395,000	\$410,000	120	1970's	1/2 809	-3.66%
2/18 Layton Rd, Manly	9 October 2009	\$339,000	\$425,000	90	1970's	1/2 973	-20.24%
6A Manly Park Ave, Manly	15 September 2009	\$395,000	\$405,000	110	1960's	1/2 809	-2.47%
2/64 Mckenzie Ave, Stanmore Bay	25 September 2009	\$399,000	\$370,000	81	1970's	1/2 827	7.84%
69 Motutapu Ave, Manly	27 September 2009	\$485,000	\$500,000	144	2000's	525	-3.00%
11 Motutapu Ave, Manly	12 October 2009	\$450,000	\$525,000	150	1990's	404	-14.29%
18 Palm Cove, Arkles Bay	2 October 2009	\$550,000	\$775,000	206	2000's	1087	-29.03%
3/6 Rawhiti Rd, Manly	5 October 2009	\$335,000	\$395,000	100	1990's	1/3 1490	-15.19%
20 Rishworth Ave, Arkles Bay	26 September 2009	\$472,000	\$460,000	141	Mixed	809	2.61%
2 Roberts Rd, Tindalls Bay	27 September 2009	\$495,000	\$550,000	163	2000's	4000	-10.00%
2 Shadon Pl, Stanmore Bay	18 October 2009	\$300,000	\$325,000	70	1980's	1/2 839	-7.69%
27 Springtime Cres, Stanmore Bay	15 October 2009	\$385,000	\$385,000	110	1980's	704	0.00%
1a Swann Beach Rd, Manly	19 September 2009	\$415,000	\$430,000	70	1950's	1/2 809	-3.49%
8 Swann Beach Rd, Manly	30 September 2009	\$625,000	\$670,000	170	Mixed	845	-6.72%
229 Vipond Rd, Stanmore Bay	16 September 2009	\$350,000	\$385,000	90	1970's	812	-9.09%
232 Vipond Rd, Stanmore Bay	7 October 2009	\$1,190,500	\$1,275,000	230	1970's	880	-6.63%
232 Vipond Rd, Stanmore Bay	15 October 2009	\$1,200,000	\$1,275,000	230	1970's	880	-5.88%
93 Vipond Rd, Stanmore Bay	19 October 2009	\$557,000	\$465,000	210	Mixed	809	19.78%
44 Vipond Rd, Stanmore Bay	4 November 2009	\$646,000	\$640,000	170	1990's	812	0.94%
24 Wade River Rd, Arkles Bay	20 September 2009	\$620,000	\$620,000	240	1970's	989	0.00%
17 Walbrook Rd, Manly	28 September 2009	\$362,000	\$415,000	180	1970's	1/2 1126	-12.77%
A/923 Whangaparaoa Rd, Manly	17 September 2009	\$630,000	\$570,000	239	2000's	593	10.53%
4/372 Whangaparaoa Rd, Stanmore Bay	23 September 2009	\$335,000	\$350,000	120	1990's	1/3 646	-4.29%
360A Whangaparaoa Rd, Stanmore Bay	30 October 2009	\$320,000	\$405,000	140	1980's	2/5 915	-20.99%
Average Sales Price to Capital Value Difference							-6.77%

Rodney North including Kumeu

50 sales were recorded in the Northern Rodney District for October 2009 compared to 54 in September and 32 sales in August, and it's now taking an average of 53 days to sell, less than the average of 69 days in September and 91 days in April.

The median house price currently is sitting at \$470,000, up from \$450,000 in September and \$436,500 in August. The medium house price in Rodney North is subject to great movement due to the low number of sales which often skews the result. However the indicators are tending to be positive with a slight increase in value.

Recent sales include:

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Kumeu/Helensville/Parakai							
104A Awaroa Rd, Helensville	21 September 2009	\$180,000	\$450,000	176	2000's	608	-60.00%
128 Domain Cres, Muriwai	16 September 2009	\$432,000	\$560,000	59	2000's	1619	-22.86%
28 Domain Cres, Muriwai	16 September 2009	\$553,000	\$650,000	70	1950's	809	-14.92%

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4 Fordyce Rd, Parakai	19 September 2009	\$350,000	\$290,000	100	1970's	1/2 1156	20.69%
10 Makiri St, Helensville	21 October 2009	\$372,000	\$410,000	160	1940's	1584	-9.27%
199 Motutara Rd, Muriwai	6 October 2009	\$423,700	\$565,000	90	1950's	1303	-25.01%
20 Parakai Ave, Helensville	3 October 2009	\$310,000	\$290,000	100	1980's	1012	6.90%
2/112 Parkhurst Rd, Parakai	24 September 2009	\$290,000	\$320,000	150	2000's	1/2 1012	-9.38%
42B Rautawhiri Rd, Helensville	15 September 2009	\$214,000	\$245,000	80	1990's	1/4 1957	-12.65%
39 Rimu St, Helensville	7 October 2009	\$420,000	\$400,000	110	1910's	491	5.00%
51 Riverhead Rd, Kumeu	23 September 2009	\$520,000	\$435,000	150	1950's	1024	19.54%
21 Tapu Rd, Kumeu	27 September 2009	\$485,000	\$380,000	90	1970's	860	27.63%
19 Taupaki Rd, Taupaki	17 September 2009	\$552,500	\$625,000	160	1950's	1748	-11.60%
67 Waimauku Station Rd, Waimauku	30 October 2009	\$585,000	\$600,000	110	1970's	6157	-2.50%
85 Waitea Rd, Muriwai	23 September 2009	\$675,000	\$840,000	120	1950's	880	-19.64%
26 Wyn Cl, Kaukapakapa	16 October 2009	\$685,000	\$760,000	180	1990's	3250	-9.87%
Average Sales Price to Capital Value Difference							-7.37%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Omaha							
6 Excelsior Way, Omaha	6 October 2009	\$760,000	\$905,000	90	1990's	570	-16.02%
16/189 Mangatawhiri Rd, Omaha	30 September 2009	\$567,500	\$550,000	118	2000's	Unit Title	3.18%
170 Mangatawhiri Rd, Omaha	8 October 2009	\$980,000	\$925,000	260	2000's	821	5.95%
22 Meiklejohn Way, Omaha	21 September 2009	\$735,000	\$785,000	180	1970's	566	-6.37%
6 Reliance Way, Omaha	27 September 2009	\$660,000	\$695,000	80	1990's	586	-5.04%
30 Success Court, Omaha	22 September 2009	\$765,000	\$760,000	110	1990's	656	0.66%
Average Sales Price to Capital Value Difference							-2.94%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Omaha Land							
29 Inanga Lane, Omaha	12 October 2009	\$800,000	\$700,000	Vacant land		880	14.29%
Average Sales Price to Capital Value Difference							14.29%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Snells Beach/Matakana							
40 Alexander Rd, Snells Beach	4 October 2009	\$360,000	\$400,000	80	1960'S	880	-10.00%
33 Brigitte View, Snells Beach	6 October 2009	\$335,000	\$385,000	100	1970'S	809	-12.99%
165 Mahurangi East Rd, Snells Beach	24 September 2009	\$295,000	\$365,000	80	1990'S	607	-19.18%
367 Mahurangi East Rd, Snells Beach	20 October 2009	\$465,000	\$520,000	150	1990's	809	-10.58%
4 Merehai Pl, Snells Beach	20 October 2009	\$480,000	\$500,000	151	1980's	626	-4.00%
212 Ridge Rd, Snells Beach	16 September 2009	\$957,500	\$1,045,000	226	2000's	8006	-8.37%
10 Te Kapa Pl, Snells Beach	8 October 2009	\$595,000	\$600,000	220	1980's	629	-0.83%
15 Virginia Circus, Snells Beach	4 October 2009	\$360,000	\$405,000	50	1960'S	809	-11.11%
6 Virginia Circus, Snells Beach	8 October 2009	\$370,000	\$455,000	130	1960'S	809	-18.68%
20 Washington Ave, Snells Beach	27 September 2009	\$289,000	\$355,000	80	1980'S	1/2 819	-18.59%
73 Willjames Ave, Algies Bay	6 October 2009	\$635,000	\$640,000	140	1970's	809	-0.78%
Average Sales Price to Capital Value Difference							-10.46%

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Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Snells Beach/Matakana Land							
541 Mahurangi East Rd, Algies Bay	17 September 2009	\$305,000	\$340,000	Vacant Land		607	-10.29%
Average Sales Price to Capital Value Difference							-10.29%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Warkworth							
21 Ashmore Cres, Warkworth	16 October 2009	\$537,500	\$560,000	192	2000's	613	-4.02%
34 Bertram St, Warkworth	2 October 2009	\$438,000	\$455,000	129	1950's	797	-3.74%
65 Blue Gum Dr, Warkworth	22 September 2009	\$940,000	\$1,055,000	275	1990's	4227	-10.90%
125 Haititi Dr, Warkworth	18 September 2009	\$470,000	\$515,000	160	1990's	1736	-8.74%
20 Kaspar St, Warkworth	6 October 2009	\$400,000	\$450,000	270	1960's	1175	-11.11%
35 Lilburn St, Warkworth	6 October 2009	\$355,000	\$420,000	130	1990's	452	-15.48%
12 Millstream Pl, Warkworth	24 September 2009	\$545,000	\$495,000	270	1970's	964	10.10%
52 Pulham Rd, Warkworth	22 September 2009	\$425,000	\$500,000	160	1980's	1273	-15.00%
183 Sandspit Rd, Warkworth	28 September 2009	\$1,150,000	\$1,250,000	270	1980's	36422	-8.00%
14 Wickens Pl, Warkworth	19 October 2009	\$340,000	\$390,000	87	2000's	669	-12.82%
Average Sales Price to Capital Value Difference							-7.97%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Warkworth Land							
14 Shipwright Lane, Warkworth	7 October 2009	\$250,000	\$250,000	Vacant land		790	0.00%
Average Sales Price to Capital Value Difference							0.00%

Address	Sale Date	Sale Price	Capital Value	Dwelling Size	Age	Land Area	Difference to Capital Value
Wellsford							
8 Batten St, Wellsford	16 October 2009	\$250,000	\$260,000	110	1930's	1146	-3.85%
Average Sales Price to Capital Value Difference							-3.85%

That wraps up this month's report, we hope it's been of value to you, and any comments or questions will be gladly answered by our staff. As a reminder, if you are not already receiving this report via email each month, then please drop us an email at office@valuationrodney.co.nz with your details and we'll be happy to add you to our mailing list. Or alternatively contact us if you want to be removed from the circulation. Until next month...

Best regards from the team at

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About Valuation Rodney Ltd – a member of the PropertyINDEPTH franchise

We believe being local is important to understanding the market in the region, that's why our valuers have lived in the North Shore and Rodney district in excess of 28 years.

This depth of knowledge helps us to understand the real value of your property when preparing the report as many properties can be influenced by local variations, such as proximity to sought after amenities.

We cover all of Rodney district, and northern North Shore including:

- Hibiscus Coast - Orewa, Waiwera, Hadfields Beach, Silverdale, Stillwater, Red Beach, Stanmore Bay, Arkles Bay, Tindalls Beach, Matakatia Bay, Army Bay, Big Manly, Little Manly, Gulf Harbour.
- Upper North Shore - Albany, Torbay, Browns Bay, Long Bay, Okura, Redvale, Waiake, Northcross, Rothesay Bay, Murrays Bay, Mairangi Bay, Pinehill.
- Dairy Flat, Greenhithe, rural Albany, Paremoremo.
- Rodney West - Huapai, Kumeu, Hellensville, Parakai, Coatesville, Riverhead.
- Rodney North - Warkworth, Wellsford, Waitoki, Pine Valley, Wainui, Mahurangi, Puhoi, Snells Beach, Algies Bay, Sandspit.



PropertyINDEPTH®

Being part of the franchise of PropertyINDEPTH® gives our customers the added benefit of being able to deal with one nationwide brand for valuations on property outside Valuation Rodney's area with one point of contact, one consistent easy to understand valuation report, acceptance by all major lenders, as well as being on the preferred list of many of the country's leading financial institutions.

Valuation Purposes

We can prepare valuations for a wide range of property types and purposes, including:

- Residential property - dwellings, units, apartments
- Vacant land
- Lifestyle blocks
- Finance purposes
- "As if complete" valuations for developing property
- Council Reserve Contributions
- Insurance valuations
- Unit entitlements
- Block land with subdivision potential
- Mortgagee purposes
- Matrimonial purposes

Visit our website for more information at www.valuationrodney.co.nz or contact us:

Phone: (09) 4276020 Mobile: (021) 055-3485 Email: office@valuationrodney.co.nz

Specialising in all types of residential and lifestyle registered valuations in the Rodney and Upper North Shore districts
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