



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Property News – November 2011

“Spring is sprung, the grass is riz, I wonder where dem House Sales is”. Apologies for the modification of this little ditty (replaced “Birdies” with “House Sales”) but this seems to be the sentiment out there right now.

Following the euphoria of winning the Rugby World Cup (was it ever in doubt? Yeah right!), as we write this we are into the final week of the election campaign, it would appear our property interests have been put to one side, hopefully to return after the election!

We’ve seen an increase in listings, certainly if the appearance of numerous house for sale billboards that have sprung up in the past month is anything to go by, yet the buyers have yet to be convinced to commit.

Post World Cup, business sentiment appears to have decreased with the latest BNZ Confidence Survey dipping into negative territory following two months of positive results with a mixture of “cautious” and “slightly negative” outlook reported from a wide range of market segments.

We’ve also heard that Banks have gone quiet of late, with some focus being directed at the latest Auckland Council Rating Values released recently (see our story on the Rating Values below).

Despite all this negativity, we still saw a slight gain in the national median sales price for October, lifting to \$359,000, up 2.6% on both September 2011 and September 2010.

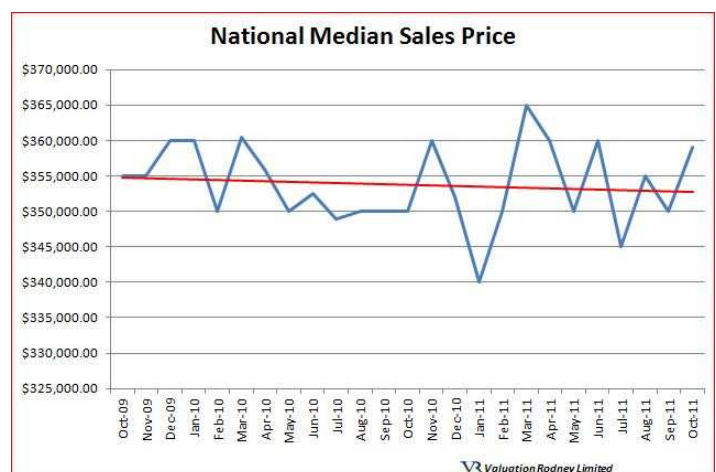
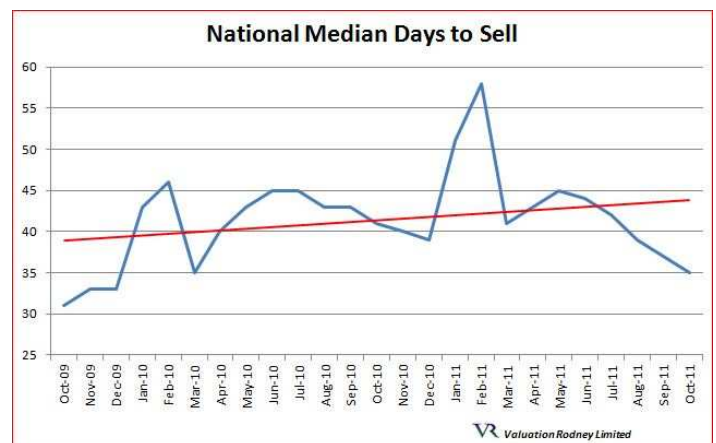
Median days to sell fell slightly by 2 days to 35, and number of sales fell 4.3% to 5007. Whilst these numbers are well up on October last year, they are a considerable drop on the highs experienced earlier this year (for example the high of 5848 sales recorded in March 2011).

The market certainly seems to have cooled somewhat – and although first home buyers still seem to be in the hunt for good properties, investors have backed right off. The increase in listings means the market has more to offer, and also less pressure on buyers to make speedier decisions.

Distractions around the Rugby World Cup and the Election would also be a factor is this decline in sales, plus we have the usual Christmas break approaching (a little over 4 weeks remaining to Christmas), so if the typical spring is going to happen this year, we are quickly running out of time!

Building consents fell in September by 17.1%, reversing the improving trends from the previous two months. Our experience is that building costs are still a significant concern and many building projects can quickly over-capitalise compared to other like properties on the market. This is having a dampening effect on bare land prices.

Registered Valuer, BBS HONS (VPM), MPINZ
vicki phillips
021 055 3485
vicki.p@propertyindepth.co.nz
First in Valuation - Call Now!
0800 INDEPTH - 0800 463378
Valuation Rodney Ltd trading as
PROPERTYINDEPTH



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

Property News Report – November 2011 - Page 1 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Despite economic conditions indicating little movement expected in the OCR until probably mid 2012, uptake of mortgages still remains flat, underlining our comments in earlier newsletters over the reluctance of many to take on additional debt.

Rental rates have also appeared to have flattened out, after in some cases significant increases earlier this year – though this is typical of the rental market nearing the end of the year.

So in summary, we are still seeing some volatility in the market – some areas are doing well, others not so good, but the lack of sustained confidence is the underlying driver of this situation, either from external distractions (the RWC and Election) or continued uncertainty around the economic future. We still predict a relatively flat property market through to mid 2012, with some improvement thereafter.

National and Greater Auckland Region Market Commentary

As reported above, National median sales value rose 2.6% over September 2011. The REINZ also publish a housing price index which was developed with the Reserve Bank. This index attempts to remove the influence of the mix of house sales, for example if a proportionally larger number of high value property were to sell which could distort the median sales value data. Results from this index showed a slight fall of 0.3% in October, but interestingly 3.4% higher than in October 2010 and just 3.3% below the market peak in November 2007.

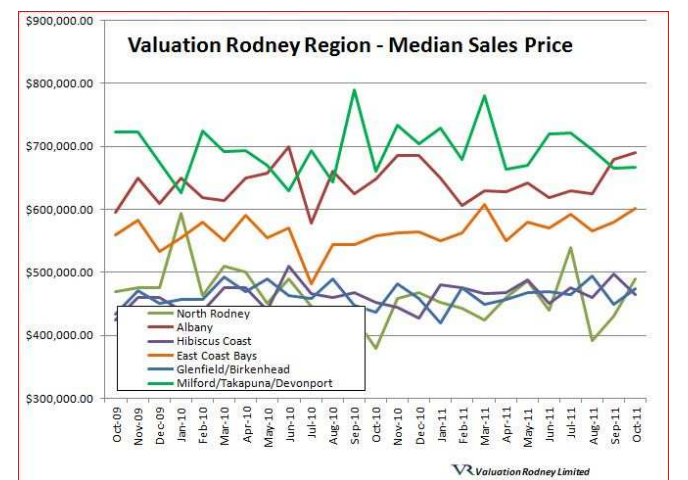
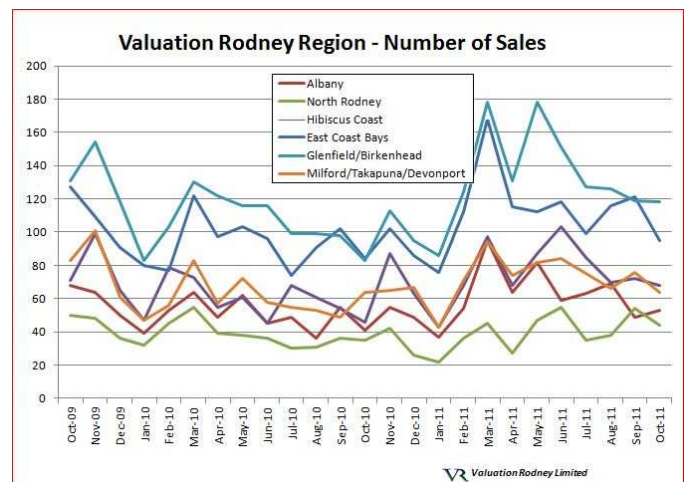
REINZ Chief Executive Helen O’Sullivan commented that “The volume figures for October suggests that the spring “lift” widely expected in the real estate market has been muted.”

Looking at regions around the country, only the following regions saw the best positive gains in values – Southland (+19.3%), Taranaki (+11.1%) and Central Otago Lakes (+9.1%). Taranaki also scored well with number of sales (+15.5%) followed by Wellington (+7.6%) and Southland (+2.4%).

Auckland recorded both a decline in sales values (down \$10,000 to \$465,000) and volumes (down 90 sales to 1832) although still well up on October 2010 especially number of sales with the average value then at \$460,000, and number of sales 1360.

Feedback from the Canterbury region indicates some positive trends ahead, with decisions over earthquake properties now beginning to be made, yet this sentiment has yet to appear in hard data. ASB Bank commented that Government and insurance payouts will eventually support recovery in house sales in this region as households relocate over the coming year.

Looking a little closer at Auckland, Waitakere City area recorded a 5.4% lift in prices to \$411,000 on the back of a 7.6% increase in volumes (to 254). This was the only region to record a significant gain. North Shore City and Rodney were both muted at a 0.1% lift in prices with number of sales falling 9.6% and 11.1% respectively. Remaining areas all recorded falls in sales prices – Auckland City -4.3%, Manukau City – 5.3% and Thames/Coromandel falling 19.8%. These areas also recorded drops in sales volumes of 1.1%, 6.1% and 36.4% respectively.



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



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

New listings for October totalled 11,312 rising only slightly compared to September, but still 5% down on the same time last year – again was the Rugby World Cup to blame?

Available listings for October total 48,597 (houses, apartments and lifestyle properties), up from 46,299 in September but down from 52,043 for October 2010. Total listings represent approximately 38 weeks of equivalent sales. Listing prices for Auckland region lifted 6% to an average of \$568,778 and our feedback we have heard is that sellers price expectations are still a little too high for the current property climate, i.e. we are not in a sellers market in order to easily meet sellers expectations. This will translate to houses taking longer to sell, especially as we approach the summer holidays.

So we have seen some increase in listings for the spring surge, but not to the levels usually expected at this time of year. This lower level of listings has not been met by any significant increase in buyer interest, so little wonder a fairly flat outcome has eventuated.

Other feedback from industry and customers for the past month has indicated:

- Agents reporting Seller’s expectations are above buyer market values.
- Lots of discontent over Rating Valuations (see below) – also leading to some instances where lending institutions are reviewing the new levels of equity in properties when assessing risk and lending limits.
- 60 – 70% of listings on the North Shore are opting for auctions, however sellers expectations for the reserve price is limiting successful sales at the auction.

Our individual Rodney and North Shore suburb market commentaries follow after the other news items below.

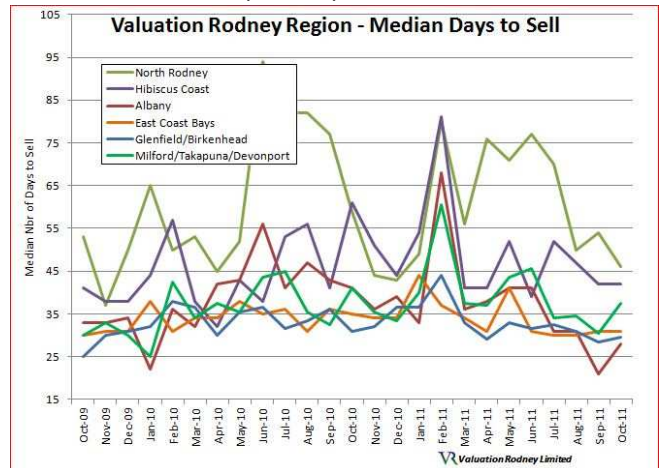
Some Rating Valuations a Shocker!!!

As we have touched on in previous issues of this newsletter, it came as no surprise that we have fielded a great deal of questions over the latest rating valuations just released by the Auckland Council.

This is the first time all of Auckland has been rated at the same time, a significant undertaking with over 515,000 properties in the Auckland Council area assessed. Understandably most properties would not have had a physical inspection to assess the value properly. Instead a mass appraisal approach was done, plus the following factors considered (as per the Auckland Council website):

- what properties are selling and renting for in your neighbourhood
- the type of property: house, town house, factory, shop, etc
- changes to improvements made since the last valuation that required a consent from council e.g. the addition of a room, swimming pool, garage or removal of an improvement
- information in the District Valuation Roll, which contains the valuation details of all Auckland properties

Because the Council also work from existing data in their database (from prior rating values), this mass appraisal approach is subject to a margin of error as it makes no compensation for many of the usually marketable features of a property that would stand your property apart from others in your area. From our experience also, some of the data held on the District Valuation Role is inaccurate, especially dwelling floor sizes.



Indicative Average Change to Previous Capital Value		
Old Council Area	Residential	Lifestyle
Auckland City	+5.1%	-9.4%
Franklin	+1.8%	-6.1%
Manukau	+2.4%	-2.8%
North Shore	+0.2%	-4.9%
Papakura	+1.2%	+2.2%
Rodney	-7.8%	-9.7%
Waitakere	-2.8%	-10.3%

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



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

The Council also go on to say that “*Capital value is an estimate of market value of the property as at 1 July 2011. Council valuations are used for setting rates and as such, they are not intended for other purposes such as for marketing or for mortgages. We strongly recommend that private registered valuations be obtained for these purposes.*” – a view we also strongly support (take a look at some of the comparative sales figures to Capital Values in our sales data below).

So the question is, do you object or not? You have until 5pm December 16, 2011 to lodge an objection, and all the relevant documentation is available on the Council Website

<http://www.aucklandcouncil.govt.nz/EN/AboutCouncil/Rates/propertyvaluation/Pages/objections.aspx> - we can certainly help you along this process, as a Registered Market Valuation would provide sound evidence to back your objection. Unfortunately, many buyers wrongly still look to the Rating Valuation as an indicator of current market value.

However as the Rating Valuations are used as a basis for assessing rates, and if the rating value has gone down certainly in some instances when compared to other suburbs in Auckland, the potential is that you could also end up paying more in rates if your objection results in an increase in value, and you may not want to do that! Note that the new valuations do not kick in until next year’s rating assessments.

This is like being caught between a rock and a hard place!

Our advice has generally been the following:

- If you intend to sell your property, get a market valuation report done. You can show this to your prospective buyers in support of your sale price.
- If the Rating Valuation is widely wrong – object. We deal with more issues between buyers and sellers when there is a wide disparity between the Rating Valuation and the Registered Market Valuation, and if you may be thinking of selling in the next year or two, its best to object now.
- If you are going to remain in your property for the next three years (to the next revaluation) then it may well be better to sit tight.

One other point to consider, especially on the back of the experience in Christchurch, where some property owners are having issues establishing market values for compensation payouts as these were based on older rating valuations and had not consideration for recent improvements.

If you wish to discuss this further, please contact us – we would be happy to help.

Welcome aboard Kristie!

We’ve taken on board a new Valuer to work with our team here at Valuation Rodney Ltd.

Kristie Myles joined us a few weeks ago after completing her BBS VPM degree from Massey University in 2010 and taking a short break overseas.

Kristie is currently based out of our Orewa office while she gets to grips with our systems and procedures, some of you may have already met her as she has been out accompanying Vicki and Christine on some valuations.

In 2012 Kristie will be based in the northern North Shore area working with Vicki and Christine to expand our business in this region.

We welcome yet another very valuable member to our growing team.



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

Property News Report – November 2011 - Page 4 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

What Makes our Valuations Different!

This is a question often put to us by many people – customers, banks, mortgage brokers, investors. Quite a valid question too, especially given the number of different valuation companies in the market.

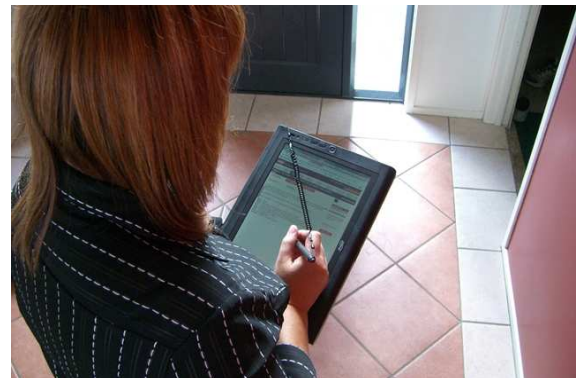
Valuation Rodney Ltd is part of the Property Indepth group, a nationwide franchise organisation with other franchise holders operating in other regions throughout New Zealand. The Property Indepth group is arguably one of the largest specialist residential and lifestyle valuation companies in New Zealand, and we are still growing! We can therefore offer our customers both the advantage of local expertise from our valuing team as well as a one point of contact if your property portfolio is widespread.

Our valuation reports are accepted by **all** financial institutions – including the second tier lenders, and we are also on the Genworth panel of approved valuers, and on the preferred list of many of the country's leading financial institutions. Many of our competitors are not.

We pride ourselves on our service. Employing the latest web-based technology and access to a variety of property databases enables us to complete many reports within hours not days of the inspection. You have secure access to your report through our Property Indepth website, and we keep you updated on the progress of the valuation via email or text message. Our systems won the Property Institute "Innovation in Property" Award.

When it comes to quality, our Valuation Reports are hard to beat. Our valuations include:

- A Registered Value of the property
- Detailed Market Commentary - national, regional and local
- Room by room condition of fixtures, fittings and chattels
- Risk Analysis of the property and the market
- Plain English explanations and definitions for each section so you can understand the technical talk
- Floor Plan layout
- Plenty of photos, both inside and outside
- Age, population and make up of community
- Regional amenities and facilities including schooling
- Suggested ways to improve the property



Our reports are often customised to suit the requirements of the lending institutions, and if you haven't made up your mind what finance provider to use, you can re-assign the report yourself.

We're backed by a New Zealand based call centre (free phone number) and you can speak with the valuers directly if you have any specific requirements.

You'll also find us competitively priced and when you consider all the benefits above, our reports represent fantastic value.

So if you've not yet used us, why not give us a go for your next valuation report? Come join the revolution in valuations and get smart when buying or selling your property!

Thanks once again for your interest in our newsletter – we appreciate all the feedback we get too.

Again, just a final reminder – if you have not already subscribed to this newsletter, please visit our website www.valuationrodney.co.nz click on the Subscribe link and register your interest, thanks.

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

Property News Report – November 2011 - Page 5 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

East Coast Bays

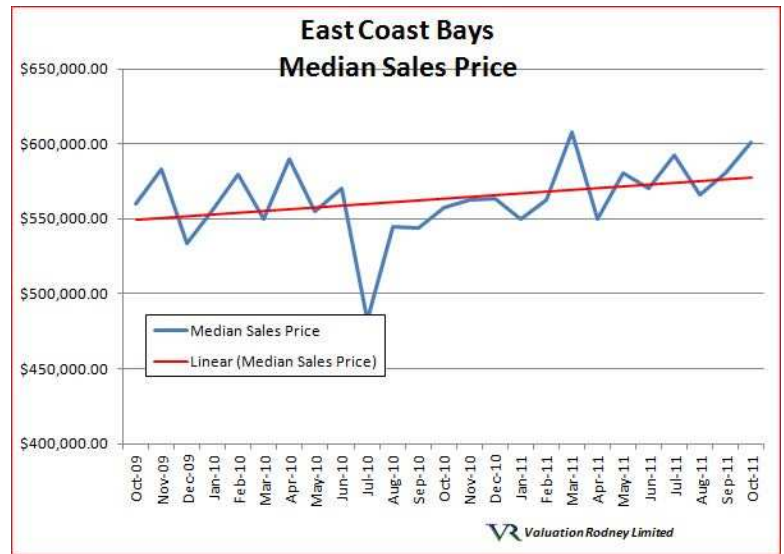
A good increase in prices, up 3.5% to \$601,000 and 7.8% up on October 2010.

Number of sales fell 21% to 95, with no change recorded to the days to sell remaining at 31.

This area continues to build on the lows of 2009 – we've seen good steady gains over the past 24 months.

Good school zoning, proximity to northern East Coast Auckland beaches and Albany shopping and business centre also prove popular to buyers.

Recent sales include:



Rothsay Bay, Browns Bay, Pinehill, Northcross

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
829 EAST COAST ROAD	NORTHCROSS	09/09/2011	\$350,000	\$359,000	2		70	1970 - 1979	2.6%
32 CORRICVALE WAY	NORTHCROSS	24/09/2011	\$380,000	\$367,500		0.0649	0		-3.3%
23 PHILSON TERRACE (Unit B)	BROWNS BAY	12/10/2011	\$325,000	\$375,000	2		80	1970 - 1979	15.4%
31 SANDIACRE WAY	BROWNS BAY	04/09/2011	\$390,000	\$390,000	3		90	1970 - 1979	0.0%
621 EAST COAST ROAD	BROWNS BAY	08/09/2011	\$425,000	\$445,000	3	0.0450	90	1970 - 1979	4.7%
31 OTEHA VALLEY ROAD (Unit /)	NORTHCROSS	11/09/2011	\$435,000	\$450,000	1		125	1990 - 1999	3.4%
18 MISTLETOE PLACE	BROWNS BAY	22/09/2011	\$445,000	\$458,000	3	0.0885	90	1980 - 1989	2.9%
17 ARRAN ROAD	BROWNS BAY	09/09/2011	\$405,000	\$477,000	3		125	1980 - 1989	17.8%
131 BROWNS BAY ROAD (Unit /2)	BROWNS BAY	12/09/2011	\$530,000	\$485,000	2		143	2000 - 2009	-8.5%
525 EAST COAST ROAD	BROWNS BAY	19/09/2011	\$550,000	\$520,000	2		146	2000 - 2009	-5.5%
9 NOR EAST DRIVE	NORTHCROSS	12/09/2011	\$510,000	\$529,000		0.0685	190	1960 - 1969	3.7%
5 ARIRANG RISE	PINEHILL	08/10/2011	\$490,000	\$550,000	3		180	1990 - 1999	12.2%
9 ARGYLE ROAD	BROWNS BAY	29/09/2011	\$495,000	\$560,000	3	0.1389	90	1970 - 1979	13.1%
59 BROWNS BAY ROAD	BROWNS BAY	05/09/2011	\$590,000	\$560,000	0		180	1950 - 1959	-5.1%
17 HAURAKI CRESCENT	PINEHILL	11/09/2011	\$510,000	\$575,000		0.0837	130	1960 - 1969	12.7%
29 PALLISER LANE	BROWNS BAY	15/09/2011	\$550,000	\$588,000	3	0.0690	153	1980 - 1989	6.9%
30 LANGANA AVENUE	BROWNS BAY	12/09/2011	\$600,000	\$720,000	3	0.0614	232	2000 - 2009	20.0%
104 KILLYBEGS DRIVE	PINEHILL	07/09/2011	\$830,000	\$900,000		0.0477	314	2010 - 2019	8.4%
16 KILKELLY AVENUE	PINEHILL	11/09/2011	\$820,000	\$917,000		0.0683	296	2000 - 2009	11.8%
8 DEELE CLOSE	PINEHILL	17/10/2011	\$860,000	\$1,050,800		0.0626	355	2010 - 2019	22.2%
20 BEECHWOOD ROAD	ROTHERSAY BAY	04/09/2011	\$1,450,000	\$1,345,000	4	0.1012	346	2000 - 2009	-7.2%
Average Sales Price			\$593,241	Average Sales Price to Capital Value difference			5.9%		

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

Property News Report – November 2011 - Page 6 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Murrays Bay, Mairangi Bay, Castor Bay, Campbells Bay

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
76 HEATHCOTE ROAD (Unit A)	CASTOR BAY	29/09/2011	\$400,000	\$400,000	0		100	1970 - 1979	0.0%
89 EAST COAST ROAD	CASTOR BAY	09/09/2011	\$570,000	\$550,000	3	0.0510	110	1950 - 1959	-3.5%
41 HASTINGS ROAD	MAIRANGI BAY	05/09/2011	\$550,000	\$600,990			120	1980 - 1989	9.3%
27 CHURCHILL ROAD	MURRAYS BAY	16/09/2011	\$830,000	\$720,000	4		200	1980 - 1989	-13.3%
58 HEATHCOTE ROAD (Unit -60)	CASTOR BAY	24/09/2011	\$680,000	\$740,000	3		250	1990 - 1999	8.8%
43 MAXWELTON DRIVE	MAIRANGI BAY	03/09/2011	\$620,000	\$790,000	4	0.0670	150	1970 - 1979	27.4%
1 GARMONS WAY	CASTOR BAY	05/10/2011	\$690,000	\$859,000	4	0.0688	170	1960 - 1969	24.5%
80 PARK RISE	CAMPBELLS BAY	02/09/2011	\$1,450,000	\$1,212,000		0.0654	381	2010 - 2019	-16.4%
23 CASTOR BAY ROAD	CASTOR BAY	03/09/2011	\$1,520,000	\$1,335,000	3	0.0888	240	MIXED/REMOD	-12.2%
Average Sales Price				\$800,777	Average Sales Price to Capital Value difference				2.7%

Torbay, Torbay Heights, Long Bay, Waiake

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
11 TALLINGTON CRESCENT (Unit A)	TORBAY	27/09/2011	\$325,000	\$361,000	2		90	1970 - 1979	11.1%
10 HALDER PLACE	TORBAY	06/09/2011	\$350,000	\$370,000	2		80	1970 - 1979	5.7%
6 STREDWICK DRIVE	TORBAY	17/09/2011	\$355,000	\$382,500			70	1970 - 1979	7.7%
25 DANBURY DRIVE	TORBAY	06/10/2011	\$470,000	\$450,000		0.0683	170	1970 - 1979	-4.3%
4 FOLEY PLACE	TORBAY	07/09/2011	\$425,000	\$452,500	3	0.0679	100	1980 - 1989	6.5%
144 STREDWICK DRIVE	TORBAY	04/09/2011	\$465,000	\$480,000	3		140	1970 - 1979	3.2%
183 GLAMORGAN DRIVE	TORBAY	29/09/2011	\$445,000	\$485,000	3		140	1970 - 1979	9.0%
953 EAST COAST ROAD	TORBAY	13/09/2011	\$485,000	\$494,000	3	0.0867	110	1980 - 1989	1.9%
955 BEACH ROAD	TORBAY	07/09/2011	\$450,000	\$523,700	3		140	1980 - 1989	16.4%
14 SHANNON PLACE	TORBAY	17/09/2011	\$570,000	\$595,000	4	0.0634	170	1990 - 1999	4.4%
249 GLAMORGAN DRIVE	TORBAY	07/09/2011	\$600,000	\$612,000	3	0.0954	220	1980 - 1989	2.0%
12 PHOEBE MEIKLE PLACE	TORBAY	24/09/2011	\$580,000	\$630,000		0.0599	170	1990 - 1999	8.6%
23 LONG STREET	TORBAY	17/09/2011	\$740,000	\$725,000	2	0.1371	239	1960 - 1969	-2.0%
857 BEACH ROAD	WAIAKE	18/09/2011	\$610,000	\$725,000	3		160	1950 - 1959	18.9%
Average Sales Price				\$520,407	Average Sales Price to Capital Value difference				6.4%

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

Property News Report – November 2011 - Page 7 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

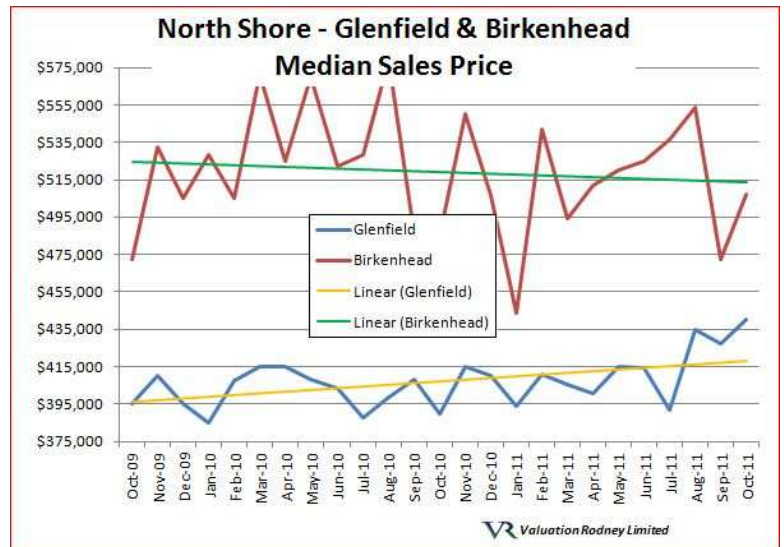
North Shore – Glenfield & Birkenhead

A slight increase in prices for Glenfield, up 3% to \$440,000 on slightly lower sales (71). Days to Sell remains at a good 27 days (previously 24). This suburb really is still suffering from a lack of stock.

Birkenhead recovered this month, recording an increase of 7.4% for October to \$507,500. Number of sales held at 47, with Days to Sell falling by one day to 32.

Still very popular suburbs for investors and first home buyers alike.

Recent sales include:



Glenfield, Beach Haven, Birkdale, Wairau Valley, Sunnynook, Totara Vale

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
35 O'DONN AVENUE	BEACH HAVEN	23/09/2011	\$220,000	\$216,000	2		60	1970 - 1979	-1.8%
34 SUNNYSNOOK ROAD	SUNNYSNOOK	25/09/2011	\$310,000	\$327,000			80	1970 - 1979	5.5%
352 GLENFIELD ROAD	GLENFIELD	09/09/2011	\$325,000	\$340,000	2		100	1970 - 1979	4.6%
77 SALISBURY ROAD (Unit A)	BIRKDALE	07/09/2011	\$415,000	\$347,500	3		100	1990 - 1999	-16.3%
539 GLENFIELD ROAD	GLENFIELD	04/10/2011	\$370,000	\$351,500	2		80	1950 - 1959	-5.0%
24 CHEQUERS AVENUE	GLENFIELD	05/09/2011	\$355,000	\$360,000	2		130	1970 - 1979	1.4%
76 TARGET ROAD (Unit /6)	TOTARA VALE	05/10/2011	\$380,000	\$370,000	0		86	1990 - 1999	-2.6%
6 WYKEHAM PLACE (Unit A)	GLENFIELD	13/09/2011	\$390,000	\$372,000	3		80	1960 - 1969	-4.6%
34 SUNNYSNOOK ROAD (Unit C)	SUNNYSNOOK	07/10/2011	\$330,000	\$373,000			80	1980 - 1989	13.0%
72 AYTON DRIVE	TOTARA VALE	03/09/2011	\$370,000	\$385,000	3		100	1970 - 1979	4.1%
8 RANCH AVENUE	BEACH HAVEN	13/10/2011	\$300,000	\$388,000	3	0.0817	90	1960 - 1969	29.3%
43 TAURUS CRESCENT	BEACH HAVEN	18/09/2011	\$355,000	\$390,000	3	0.0936	100	1970 - 1979	9.9%
120 VERRAN ROAD	BIRKDALE	03/10/2011	\$390,000	\$390,000	0		180	1960 - 1969	0.0%
6 MANUKA ROAD	GLENFIELD	13/09/2011	\$350,000	\$392,000	3		100	1980 - 1989	12.0%
3 ARALIA ROAD	SUNNYSNOOK	22/09/2011	\$370,000	\$392,000			80	1980 - 1989	5.9%
165 BEACH HAVEN ROAD	BEACH HAVEN	01/10/2011	\$380,000	\$395,000	3	0.1204	100	1950 - 1959	3.9%
2 SUNHAVEN AVENUE	GLENFIELD	02/10/2011	\$400,000	\$401,000	0		90	1960 - 1969	0.2%
32 BRUNTON PLACE (Unit A)	GLENFIELD	30/09/2011	\$400,000	\$408,000		0.0493	128	2000 - 2009	2.0%
523 GLENFIELD ROAD	GLENFIELD	21/09/2011	\$415,000	\$413,000	1		130	1990 - 1999	-0.5%
226 BIRKDALE ROAD (Unit A)	BIRKDALE	16/09/2011	\$385,000	\$420,000	3	0.0873	80	1960 - 1969	9.1%
11 TEAL CRESCENT (Unit A)	BEACH HAVEN	04/10/2011	\$390,000	\$434,500	3		100	1980 - 1989	11.4%
16 HIWIHAU PLACE	GLENFIELD	03/10/2011	\$475,000	\$438,000		0.0715	140	MIXED/REMODO	-7.8%
7 TOTARA VALE DRIVE	TOTARA VALE	14/09/2011	\$415,000	\$440,000	4	0.0938	110	1960 - 1969	6.0%
46 HALBERG STREET	GLENFIELD	05/09/2011	\$415,000	\$445,000	3		110	1980 - 1989	7.2%
120 ARCHERS ROAD	GLENFIELD	07/09/2011	\$415,000	\$449,500	3		100	1960 - 1969	8.3%
29 CHEQUERS AVENUE	GLENFIELD	29/09/2011	\$420,000	\$450,000	3		110	1980 - 1989	7.1%

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

Property News Report – November 2011 - Page 8 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
46 GLADYS AVENUE (Unit A)	GLENFIELD	27/09/2011	\$465,000	\$462,000		0.1904	110	1970 - 1979	-0.6%
74 WELDENE AVENUE	GLENFIELD	11/09/2011	\$440,000	\$468,000	3	0.0696	90	1960 - 1969	6.4%
63 TRIAS ROAD	TOTARA VALE	13/09/2011	\$510,000	\$480,000		0.0655	160	1980 - 1989	-5.9%
415 GLENFIELD ROAD	GLENFIELD	16/09/2011	\$470,000	\$485,000	3	0.0675	150	1960 - 1969	3.2%
39 AEROVIEW DRIVE	BEACH HAVEN	17/09/2011	\$420,000	\$496,000	3	0.1328	140	1960 - 1969	18.1%
29 NOELEEN STREET	GLENFIELD	23/09/2011	\$410,000	\$505,000	3	0.0812	130	1970 - 1979	23.2%
9 DOMAIN ROAD	GLENFIELD	20/09/2011	\$490,000	\$515,000	2	0.1434	210	1950 - 1959	5.1%
8 SEQUOIA PLACE	SUNNYSNOOK	15/09/2011	\$430,000	\$535,000		0.0673	150	MIXED/REMOD	24.4%
14 AGINCOURT STREET	GLENFIELD	05/09/2011	\$465,000	\$545,000	3	0.0675	200	1960 - 1969	17.2%
163 BIRKDALE ROAD	BIRKDALE	13/09/2011	\$500,000	\$549,000	2	0.0734	172	1950 - 1959	9.8%
116 BIRKDALE ROAD (Unit A)	BIRKDALE	17/09/2011	\$445,000	\$555,000	3	0.0928	100	1970 - 1979	24.7%
136 RANGATIRA ROAD	BEACH HAVEN	09/10/2011	\$600,000	\$590,000	3	0.2262	100	1980 - 1989	-1.7%
5 TOBAGO PLACE	SUNNYSNOOK	05/09/2011	\$740,000	\$745,000		0.0444	220	2010 - 2019	0.7%

Average Sales Price \$436,359 Average Sales Price to Capital Value difference 5.8%

Birkenhead, Chatswood, Northcote, Northcote Point

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
74 COLLEGE ROAD	NORTHCOTE	02/09/2011	\$380,000	\$310,000	2		80	1950 - 1959	-18.4%
6 KORORO STREET	NORTHCOTE	05/10/2011	\$295,000	\$320,000	2		90	1960 - 1969	8.5%
97 MOKOIA ROAD (Unit /7)	BIRKENHEAD	26/09/2011	\$320,000	\$335,000	2		125	2000 - 2009	4.7%
3 BELLE VUE AVENUE	NORTHCOTE POINT	25/09/2011	\$355,000	\$355,500			80	1970 - 1979	0.1%
41 WAIPA STREET (Unit /18)	BIRKENHEAD	10/10/2011	\$395,000	\$387,500	3		140	1990 - 1999	-1.9%
9 COLLEGE ROAD	NORTHCOTE	15/10/2011	\$330,000	\$388,000	3		80	1960 - 1969	17.6%
60 RICHMOND AVENUE	NORTHCOTE POINT	13/09/2011	\$380,000	\$395,000	2		100	1960 - 1969	3.9%
17 AKORANGA DRIVE	NORTHCOTE	26/09/2011	\$405,000	\$425,000	3		100	1980 - 1989	4.9%
52 FOWLER STREET	NORTHCOTE	19/09/2011	\$450,000	\$505,000	0		130	1990 - 1999	12.2%
8 ARAHIA STREET	NORTHCOTE	04/09/2011	\$520,000	\$507,500		0.1115	170	1960 - 1969	-2.4%
21 RICHMOND AVENUE	NORTHCOTE POINT	14/10/2011	\$520,000	\$520,000	0		110	1970 - 1979	0.0%
21 MIRAKA PLACE	BIRKENHEAD	04/10/2011	\$455,000	\$524,000	3		160	1980 - 1989	15.2%
13 VIENNA PLACE	BIRKENHEAD	15/10/2011	\$465,000	\$538,000	5	0.0971	135	1960 - 1969	15.7%
94 CHELSEA VIEW DRIVE	CHATSWOOD	06/09/2011	\$600,000	\$610,000		0.0783	220	1980 - 1989	1.7%
18 MAPPIN PLACE	CHATSWOOD	14/09/2011	\$620,000	\$680,000	3	0.0658	190	1970 - 1979	9.7%
65 EXMOUTH ROAD (Unit A)	NORTHCOTE	03/09/2011	\$740,000	\$728,000	4	0.0745	210	1990 - 1999	-1.6%
3 MATANUI STREET	NORTHCOTE	28/09/2011	\$750,000	\$750,000	3	0.0637	210	1980 - 1989	0.0%
23 Highbury By-Pass	BIRKENHEAD	30/09/2011	\$1,775,000	\$1,651,000		0.8010	0		-7.0%
35 MAHARA AVENUE (Unit A)	BIRKENHEAD	30/09/2011	\$1,375,000	\$1,651,000		0.3493	170	1940 - 1949	20.1%

Average Sales Price \$609,500 Average Sales Price to Capital Value difference 4.4%

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

Property News Report – November 2011 - Page 9 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

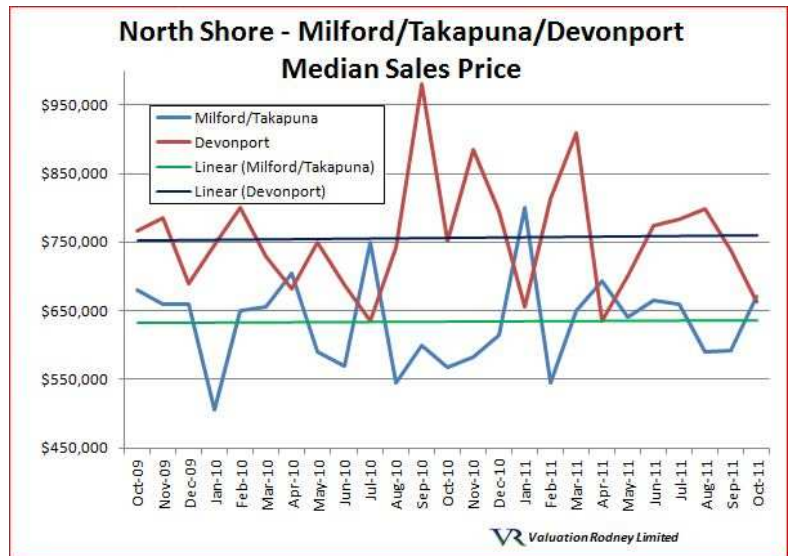
North Shore – Milford/Takapuna/Devonport

Solid increase for Takapuna, up 13.2% on September to \$670,000 on 41 sales (up from 34 – one of the few suburbs to show an increase) with a healthy 30 days to sell.

Devonport fell 10.1% to \$664,000 on just 23 sales for the month – the average result has been influenced by some lower priced properties as this suburb normally performs better than this. Days to sell also increased to 45 days.

More listings now being reported, plus the advent of summer will make these suburbs more popular in the coming months..

Recent sales include:



Milford, Forrest Hill

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
6 CATALINA CRESCENT	FORREST HILL	27/09/2011	\$320,000	\$277,000	1		50	1960 - 1969	-13.4%
43 SHAKESPEARE ROAD	MILFORD	04/09/2011	\$330,000	\$366,000	2		60	1960 - 1969	10.9%
163 FORREST HILL ROAD	FORREST HILL	24/09/2011	\$410,000	\$456,000	2		100	1970 - 1979	11.2%
2 SUDAN AVENUE	MILFORD	02/10/2011	\$540,000	\$547,000		0.0718	80	1950 - 1959	1.3%
36 SEINE ROAD	FORREST HILL	15/09/2011	\$500,000	\$557,000		0.0675	100	1960 - 1969	11.4%
9 WILMINGTON PLACE	FORREST HILL	25/09/2011	\$670,000	\$688,000	0	0.0868	220	1990 - 1999	2.7%
63 RAVENWOOD DRIVE	FORREST HILL	19/09/2011	\$635,000	\$707,000	4	0.0675	200	1970 - 1979	11.3%
14 CATALINA CRESCENT	FORREST HILL	15/10/2011	\$640,000	\$756,500	3	0.0683	190	1960 - 1969	18.2%
96 KITCHENER ROAD	MILFORD	07/10/2011	\$1,040,000	\$1,100,000		0.0895	150	1950 - 1959	5.8%
				Average Sales Price	\$606,056	Average Sales Price to Capital Value difference			6.6%

Hauraki, Takapuna

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
130 ANZAC STREET	TAKAPUNA	02/09/2011	\$380,000	\$370,888	1		68	2000 - 2009	-2.4%
53 DOMINION STREET (Unit 1)	TAKAPUNA	13/09/2011	\$345,000	\$379,000	2		70	1960 - 1969	9.9%
14 PURIRI STREET (Unit A)	TAKAPUNA	22/10/2011	\$355,000	\$385,000	2		60	1960 - 1969	8.5%
32 BYRON AVENUE (Unit A)	TAKAPUNA	02/09/2011	\$570,000	\$730,500	2		140	1980 - 1989	28.2%
64 KILLARNEY STREET (Unit /40)	TAKAPUNA	14/10/2011	\$730,000	\$830,000	2		130	2000 - 2009	13.7%
4 EARNOCH AVENUE	TAKAPUNA	13/10/2011	\$1,875,000	\$1,925,000	2	0.0799	200	MIXED/REMOD	2.7%
				Average Sales Price	\$770,065	Average Sales Price to Capital Value difference			10.1%

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

Property News Report – November 2011 - Page 10 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Devonport, Belmont, Bayswater, Narrow Neck

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
83 LAKE ROAD	DEVONPORT	05/09/2011	\$280,000	\$254,500	1		60	1970 - 1979	-9.1%
93 VAUXHALL ROAD (Unit /10)	DEVONPORT	11/09/2011	\$260,000	\$280,000	1		40	1960 - 1969	7.7%
85 LAKE ROAD	BELMONT	13/09/2011	\$335,000	\$345,000	2		60	1970 - 1979	3.0%
191 LAKE ROAD	BELMONT	15/09/2011	\$325,000	\$404,000	2		90	1970 - 1979	24.3%
3 BALFOUR STREET (Unit /1)	BAYSWATER	22/09/2011	\$415,000	\$421,301	2		70	1960 - 1969	1.5%
39 LAKE ROAD	DEVONPORT	07/09/2011	\$430,000	\$425,000	2		70	1960 - 1969	-1.2%
182 LAKE ROAD	BELMONT	15/09/2011	\$420,000	\$438,800	2	0.0330	80	1940 - 1949	4.5%
193 BAYSWATER AVENUE	BELMONT	26/09/2011	\$420,000	\$452,000	2		70	1970 - 1979	7.6%
4 DAVID STREET	BAYSWATER	09/10/2011	\$530,000	\$573,000		0.0649	90	1920 - 1929	8.1%
9 REGENT STREET	DEVONPORT	12/09/2011	\$690,000	\$742,000		0.0645	220	1960 - 1969	7.5%
10 OWENS ROAD (Unit A)	DEVONPORT	03/09/2011	\$860,000	\$750,000	3	0.0696	170	1950 - 1959	-12.8%
35 NORTHUMBERLAND AVENUE	BELMONT	04/09/2011	\$810,000	\$750,000	5	0.0607	250	1960 - 1969	-7.4%
1 MERANI STREET	NARROW NECK	08/09/2011	\$660,000	\$761,500	3		150	1980 - 1989	15.4%
30 LAKE ROAD	DEVONPORT	18/09/2011	\$720,000	\$791,250	4	0.0536	220	1970 - 1979	9.9%
5 KAWERAU AVENUE	DEVONPORT	11/09/2011	\$750,000	\$821,500	3	0.0670	166	1950 - 1959	9.5%
51 MERANI STREET	BELMONT	29/09/2011	\$650,000	\$825,000	4		200	1950 - 1959	26.9%
6 CHURCH STREET	DEVONPORT	10/09/2011	\$970,000	\$960,000		0.0506	120	MIXED/REMOD	-1.0%
22 ALLENBY AVENUE	DEVONPORT	06/09/2011	\$970,000	\$1,155,000		0.0580	180	1910 - 1919	19.1%
36 CHURCH STREET (Unit A)	DEVONPORT	30/09/2011	\$1,600,000	\$1,400,000		0.0539	268	1900 - 1909	-12.5%
			Average Sales Price	\$660,518	Average Sales Price to Capital Value difference			5.3%	

Don't forget also, we have our resident area expert **Christine Keeling** completing valuations for Property Indepth in this region.

Christine has had a wealth of experience valuing properties in Auckland having spent in excess of 20 years in the industry. Christine's contact details are on the right should you wish to speak with her directly, otherwise please contact our office or book a valuation with our friendly Customer Service Team on 0800 INDEPTH (0800 463 378).

Registered Valuer, BPA, ANZIV, SPINZ

christine keeling

027 490 5623
christine.k@propertyindepth.co.nz

First in Valuation - Call Now!
0800 INDEPTH - 0800 463378

Valuation Rodney Ltd trading as
PROPERTYINDEPTH

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

Property News Report – November 2011 - Page 11 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

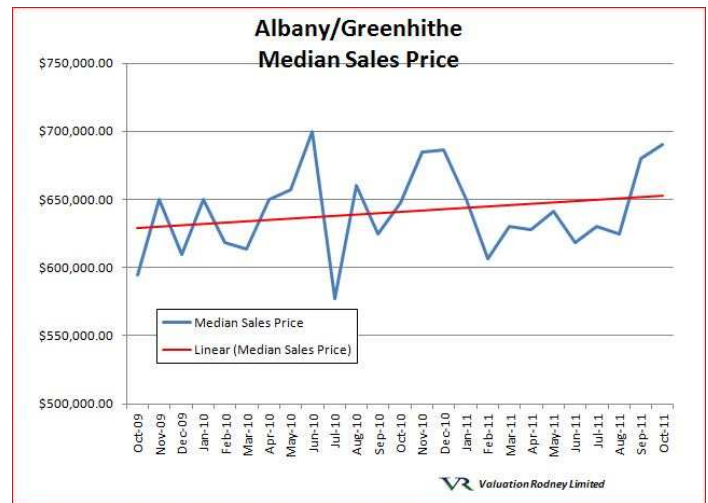
Albany/Greenhithe

A slight increase recorded in October, up 1.5% to \$690,000 on sales of 53 properties.

Days to sell climbed slightly to 28 days, still a lack of listings having an impact on sales volumes.

A popular suburb, close to good amenities centred around Albany centre.

Recent sales include:



Albany, Albany Heights, Greenhithe, Rosedale, Oteha, Fairview Heights, Schnapper Rock, The Palms

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
11 SPENCER ROAD (Unit /4)	OTEHA	13/09/2011	\$375,000	\$330,000	3		133	2000 - 2009	-12.0%
31 POUNAMU AVENUE	GREENHITHE	08/09/2011	\$420,000	\$370,000		0.1760	0	LAND ONLY	-11.9%
6 PANNILL PLACE (Unit -10)	OTEHA	05/09/2011	\$340,000	\$370,000	2		150	1990 - 1999	8.8%
31 BORNEO DRIVE	FAIRVIEW HEIGHTS	23/09/2011	\$325,000	\$385,000		0.0679	0	LAND ONLY	18.5%
15 JOHN JENNINGS DRIVE (Unit /1)	OTEHA	21/10/2011	\$350,000	\$395,000	3		120	1990 - 1999	12.9%
9 GEORGIA TERRACE (Unit /1)	ALBANY	18/10/2011	\$480,000	\$525,000	3		168	2000 - 2009	9.4%
40 SCARLET OAK DRIVE (Unit /5)	SCHNAPPER ROCK	08/09/2011	\$495,000	\$525,000	3		165	2000 - 2009	6.1%
21 BERNARD MAGNUS LANE	GREENHITHE	12/09/2011	\$510,000	\$545,000	4	0.3479	143	1980 - 1989	6.9%
7 HENRY PARTINGTON PLACE	GREENHITHE	22/09/2011	\$530,000	\$550,000	3	0.0502	149	2000 - 2009	3.8%
7 SONOMA CRESCENT	OTEHA	17/09/2011	\$590,000	\$561,800	4	0.0389	180	2000 - 2009	-4.8%
7 KEREMA WAY	SCHNAPPER ROCK	01/10/2011	\$570,000	\$580,000		0.2097	0	LAND ONLY	1.8%
7 VANDERBILT PARADE	ALBANY	02/09/2011	\$580,000	\$582,500		0.0526	160	1990 - 1999	0.4%
1 KANUKA WAY	ALBANY	10/09/2011	\$560,000	\$605,000	4	0.0621	190	1990 - 1999	8.0%
6 TWIN CT	ALBANY	30/09/2011	\$610,000	\$622,000	4	0.0551	243	2000 - 2009	2.0%
10 DARIMOUTH PLACE	ALBANY	04/09/2011	\$660,000	\$635,000	3	0.0599	210	1990 - 1999	-3.8%
6 HATFIELD PLACE	ALBANY HEIGHTS	07/09/2011	\$700,000	\$660,000		0.0410	223	2010 - 2019	-5.7%
216 KYLE ROAD	GREENHITHE	26/10/2011	\$645,000	\$689,000	4	0.0616	220	2000 - 2009	6.8%
202 SCHNAPPER ROCK ROAD	SCHNAPPER ROCK	05/09/2011	\$680,000	\$700,000	5	0.0581	227	2000 - 2009	2.9%
5 PHILADELPHIA AVENUE	ALBANY HEIGHTS	16/09/2011	\$700,000	\$730,000		0.0637	278	2000 - 2009	4.3%
21 NEWBURY PLACE	SCHNAPPER ROCK	21/09/2011	\$760,000	\$760,000	4	0.0551	257	2000 - 2009	0.0%
27 KINLEITH WAY	ALBANY	12/09/2011	\$650,000	\$780,000		0.0702	238	2000 - 2009	20.0%
40 BORNEO DRIVE	FAIRVIEW HEIGHTS	09/10/2011	\$790,000	\$803,000		0.0594	291	2010 - 2019	1.6%
9 HUNTINGTON PARK DRIVE	GREENHITHE	07/09/2011	\$800,000	\$860,000	4	0.0546	269	2000 - 2009	7.5%
20 LISMORE WAY	OTEHA	11/09/2011	\$750,000	\$878,000	6	0.0506	295	2000 - 2009	17.1%

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

Property News Report – November 2011 - Page 12 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

2 CENTAUR CLOSE	ALBANY	01/10/2011	\$850,000	\$1,040,000		0.0804	300	1990 - 1999	22.4%
5 KEREMA WAY	SCHNAPPER ROCK	16/09/2011	\$1,150,000	\$1,168,000	4	0.2263	368	2000 - 2009	1.6%

Average Sales Price	\$640,358	Average Sales Price to Capital Value difference	4.8%
----------------------------	------------------	--	-------------

Dairy Flat, Riverhead, Coatesville, Redvale, Okura, Stillwater

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
43 UPPER DUCK CREEK ROAD	STILLWATER	01/10/2011	\$345,000	\$386,000	3	0.0809	100	1970 - 1979	11.9%
5 GURNARD ROAD	STILLWATER	01/09/2011	\$420,000	\$410,000	3	0.0862	110	MIXED/REMODO	-2.4%
22 MAUDE STREET	RIVERHEAD	19/09/2011	\$425,000	\$440,000		0.0809	120	1940 - 1949	3.5%
6 ALBERT STREET	RIVERHEAD	06/09/2011	\$425,000	\$470,000	2	0.0811	90	1930 - 1939	10.6%
18 KENT TERRACE	RIVERHEAD	03/10/2011	\$455,000	\$505,000	3	0.1120	130	1950 - 1959	11.0%
256 BLACKBRIDGE ROAD	DAIRY FLAT	28/09/2011	\$680,000	\$675,000		1.5636	70	1990 - 1999	-0.7%
9 GOODLAND DRIVE	DAIRY FLAT	07/10/2011	\$1,500,000	\$1,310,000		0.3032	443	2000 - 2009	-12.7%

Average Sales Price	\$599,429	Average Sales Price to Capital Value difference	3.0%
----------------------------	------------------	--	-------------

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

Property News Report – November 2011 - Page 13 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

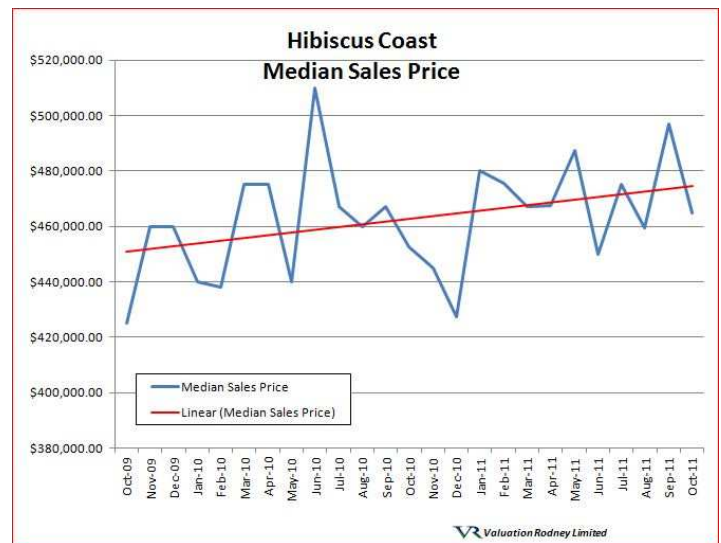
Web: www.valuationrodney.co.nz

Hibiscus Coast/Orewa

This region continues to oscillate given the low sales volume and wide disparity in property sales values. Trend remains positive though. Median Sales Value recorded as \$465,000 for October on 68 sales. Days to sell held at 42 days.

Increased number of section sales coming through, though market still very tough in Gulf Harbour and neighbouring suburbs such as Army Bay.

Recent sales include:



Army Bay, Gulf Harbour

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
340 GULF HARBOUR DRIVE (Unit 7/R)	GULF HARBOUR	14/10/2011	\$102,000	\$85,000	1		89	2000 - 2009	-16.7%
139 ALEC CRAIG WAY	GULF HARBOUR	27/09/2011	\$160,000	\$150,000		0.0406	0	LAND ONLY	-6.3%
3 LAURIE SOUTHWICK PARADE (Unit /595)	GULF HARBOUR	13/09/2011	\$245,000	\$240,000	3		116	2000 - 2009	-2.0%
13 SHAKESPEAR ROAD	ARMY BAY	11/09/2011	\$365,000	\$315,000		0.0809	60	1960 - 1969	-13.7%
89 NAUTILUS DRIVE	GULF HARBOUR	25/09/2011	\$320,000	\$317,000		0.0138	150	2000 - 2009	-0.9%
348 PINECREST DRIVE	GULF HARBOUR	09/10/2011	\$360,000	\$339,000		0.0900	0	LAND ONLY	-5.8%
16 GREENWAY RISE	GULF HARBOUR	08/09/2011	\$385,000	\$375,000			200	1990 - 1999	-2.6%
88 NAUTILUS DRIVE	GULF HARBOUR	29/09/2011	\$440,000	\$393,000		0.0250	180	2000 - 2009	-10.7%
21 EVERARD AVENUE	ARMY BAY	16/09/2011	\$495,000	\$450,000	2	0.0880	220	MIXED/REM OD	-9.1%
1231 WHANGAPARAOA ROAD	GULF HARBOUR	26/10/2011	\$440,000	\$460,000	4	0.0981	170	1970 - 1979	4.5%
358 GULF HARBOUR DRIVE	GULF HARBOUR	27/09/2011	\$450,000	\$465,000	3	0.1215	160	1990 - 1999	3.3%
25 COMMODORE CT	GULF HARBOUR	11/10/2011	\$500,000	\$550,500	5	0.0776	186	1990 - 1999	10.1%
4 COMMODORE CT	GULF HARBOUR	05/09/2011	\$500,000	\$557,500		0.0720	189	2000 - 2009	11.5%
6 CASTAWAY PLACE	GULF HARBOUR	26/09/2011	\$460,000	\$580,000		0.0662	240	1990 - 1999	26.1%

Average Sales Price **\$376,929** Average Sales Price to Capital Value difference **-0.9%**

Orewa, Hatfields Beach, Waiwera

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
22 WEITI ROAD (Unit /7)	OREWA	18/09/2011	\$235,000	\$240,500	2		50	1950 - 1959	2.3%
2 FENDALTON PLACE	HATFIELDS BEACH	13/09/2011	\$310,000	\$320,000		0.0642	0	LAND ONLY	3.2%

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

Property News Report – November 2011 - Page 14 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

22 WEITI ROAD (Unit /1)	OREWA	06/09/2011	\$395,000	\$360,000	2		150	1950 - 1959	-8.9%
33 NGAHERE VIEWS (Unit B)	OREWA	13/09/2011	\$370,000	\$384,000	0		100	1980 - 1989	3.8%
228 HIBISCUS COAST HIGHWAY (Unit /2)	OREWA	23/09/2011	\$420,000	\$405,000	2		100	1970 - 1979	-3.6%
53 HATTON ROAD (Unit A)	OREWA	04/09/2011	\$430,000	\$417,500	3		160	1960 - 1969	-2.9%
75 CENTREWAY ROAD (Unit A)	OREWA	29/09/2011	\$400,000	\$440,000	2		130	1980 - 1989	10.0%
28 LAKESIDE DRIVE (Unit 4/)	OREWA	27/09/2011	\$405,000	\$448,000	3		120	1990 - 1999	10.6%
153 CENTREWAY ROAD (Unit B)	OREWA	20/09/2011	\$440,000	\$450,000			130	1990 - 1999	2.3%
490 HIBISCUS COAST HIGHWAY	OREWA	24/09/2011	\$435,000	\$465,000	3		120	1990 - 1999	6.9%
4 RUBY PLACE	OREWA	02/09/2011	\$450,000	\$465,000	3	0.0521	110	1990 - 1999	3.3%
30 ALICE AVENUE (Unit A)	OREWA	22/09/2011	\$450,000	\$470,000	2		133	1980 - 1989	4.4%
1 HIBISCUS COAST HIGHWAY (Unit /468)	OREWA	05/10/2011	\$400,000	\$489,500	2		160	1970 - 1979	22.4%
3 EAVES BUSH PARADE	OREWA	05/10/2011	\$540,000	\$550,000			202	2000 - 2009	1.9%
78 ROBERTA CRESCENT	OREWA	09/09/2011	\$495,000	\$560,000	3	0.0755	151	2000 - 2009	13.1%
23 RIVERSIDE ROAD (Unit C)	OREWA	08/09/2011	\$520,000	\$580,000	2		190	1980 - 1989	11.5%
29 TAURANGA PLACE	OREWA	13/10/2011	\$580,000	\$628,000	4	0.0544	220	2000 - 2009	8.3%
3 SAVOY ROAD	OREWA	20/09/2011	\$700,000	\$650,000	3	0.0797	270	1990 - 1999	-7.1%
7 FENDALTON PLACE	HATFIELDS BEACH	10/10/2011	\$600,000	\$685,000		0.1267	221	2010 - 2019	14.2%
15 GRAND DRIVE	OREWA	25/09/2011	\$760,000	\$740,000		0.0487	284	2000 - 2009	-2.6%
			Average Sales Price	\$487,375				Average Sales Price to Capital Value difference	4.7%

Red Beach, Silverdale, Millwater

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
19 OLD MILL ROAD	SILVERDALE	01/10/2011	\$255,000	\$242,000		0.0691	0	LAND ONLY	-5.1%
4 BARTLETT DRIVE	SILVERDALE	21/09/2011	\$265,000	\$252,000		0.0540	0	LAND ONLY	-4.9%
6 BARTLETT DRIVE	SILVERDALE	28/09/2011	\$265,000	\$252,000		0.0537	0	LAND ONLY	-4.9%
6 PROSPECT TERRACE	SILVERDALE	20/10/2011	\$260,000	\$257,000		0.0532	0	LAND ONLY	-1.2%
22 PROSPECT TERRACE	SILVERDALE	04/09/2011	\$260,000	\$267,000		0.0535	0	LAND ONLY	2.7%
39 BARTLETT DRIVE	SILVERDALE	27/09/2011	\$285,000	\$272,000		0.0658	0	LAND ONLY	-4.6%
10 LAURA JANE DRIVE	SILVERDALE	19/09/2011	\$330,000	\$329,000		0.0784	0	LAND ONLY	-0.3%
6 ALBATROSS ROAD (Unit 3/)	RED BEACH	22/09/2011	\$360,000	\$375,000	2		130	1970 - 1979	4.2%
12 LAURA JANE DRIVE	SILVERDALE	15/09/2011	\$330,000	\$380,000		0.0786	0	LAND ONLY	15.2%
23 GREENVIEW LANE	RED BEACH	21/09/2011	\$365,000	\$400,000		0.0290	101	2000 - 2009	9.6%
16 WALTER CRESCENT	SILVERDALE	04/09/2011	\$375,000	\$428,000		0.0656	0	LAND ONLY	14.1%
9 THE GROVE	RED BEACH	10/10/2011	\$410,000	\$442,000	2		120	1990 - 1999	7.8%
81 WILLIAM BAYES PLACE (Unit B)	RED BEACH	02/09/2011	\$430,000	\$445,000	3		130	1980 - 1989	3.5%
31 BAY VISTA DRIVE	RED BEACH	21/09/2011	\$520,000	\$465,000	0	0.0656	180	1970 - 1979	-10.6%
94 WHANGAPARAOA ROAD	RED BEACH	15/09/2011	\$440,000	\$470,000		0.0809	150	1960 - 1969	6.8%
52 ESTHER PLACE	RED BEACH	15/10/2011	\$630,000	\$596,000		0.0673	207	2000 - 2009	-5.4%
33 PROSPECT TERRACE	SILVERDALE	07/09/2011	\$610,000	\$665,000		0.0653	198	2010 - 2019	9.0%
3 VERONICA CLOSE	RED BEACH	23/09/2011	\$600,000	\$750,000		0.0688	251	2000 - 2009	25.0%
6 FENNELL CRESCENT	SILVERDALE	20/09/2011	\$750,000	\$760,000		0.0650	224	2010 - 2019	1.3%

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

Property News Report – November 2011 - Page 15 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

9 CHELVERTON TERRACE	RED BEACH	03/10/2011	\$1,000,000	\$870,000	4	0.0755	350	1980 - 1989	-13.0%
43 SMALL ROAD	SILVERDALE	12/09/2011	\$680,000	\$885,000		2.0087	140	MIXED/REMOD	30.1%
79 SMALL ROAD	SILVERDALE	12/09/2011	\$1,250,000	\$1,750,000	4	5.1855	220	1980 - 1989	40.0%

Average Sales Price **\$525,091** Average Sales Price to Capital Value difference **5.4%**

Stanmore Bay, Arkles Bay, Manly, Matakatia

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
10 BLOOMFIELD RISE	ARKLES BAY	29/09/2011	\$245,000	\$235,000		0.0658	0	LAND ONLY	-4.1%
50 DOYLY DRIVE (Unit A)	STANMORE BAY	12/09/2011	\$265,000	\$290,000	2	0.0503	70	1940 - 1949	9.4%
52 ROBERTS ROAD	MATAKATIA	16/09/2011	\$320,000	\$300,000		0.4000	0	LAND ONLY	-6.3%
822 WHANGAPARAOA ROAD (Unit A)	MANLY	12/09/2011	\$410,000	\$321,000	3		130	1980 - 1989	-21.7%
11 SUNDOWN AVENUE	MANLY	28/09/2011	\$350,000	\$342,000	4	0.1222	90	1960 - 1969	-2.3%
1 WHANGAPARAOA ROAD (Unit /792)	MANLY	14/09/2011	\$345,000	\$350,000	2		100	1980 - 1989	1.4%
22 HOLIDAY ROAD (Unit B)	STANMORE BAY	02/09/2011	\$345,000	\$368,000	3		80	1980 - 1989	6.7%
13 SUNDOWN AVENUE	MANLY	19/09/2011	\$295,000	\$369,000	3	0.0809	80	1960 - 1969	25.1%
114 THE CIRCLE	MANLY	03/10/2011	\$340,000	\$370,000	2		100	1970 - 1979	8.8%
13 RIMU ROAD	STANMORE BAY	17/09/2011	\$385,000	\$385,000	3	0.0865	126	MIXED/REMOD	0.0%
40 GLEDSTANE ROAD	STANMORE BAY	12/09/2011	\$385,000	\$409,000	3	0.1042	160	1970 - 1979	6.2%
60 LADIES MILE (Unit 2/)	MANLY	19/09/2011	\$375,000	\$412,000	2		76	2000 - 2009	9.9%
3 THE CIRCLE	MANLY	14/09/2011	\$440,000	\$416,500	0		180	1960 - 1969	-5.3%
57 GLEDSTANE ROAD (Unit A)	STANMORE BAY	13/10/2011	\$405,000	\$420,000		0.0600	161	2010 - 2019	3.7%
4 BONITA AVENUE (Unit A)	STANMORE BAY	14/09/2011	\$350,000	\$425,000	2		199	1980 - 1989	21.4%
41 TIRI ROAD	MANLY	05/09/2011	\$445,000	\$446,000		0.0530	151	MIXED/REMOD	0.2%
63 WADE RIVER ROAD	ARKLES BAY	04/09/2011	\$460,000	\$460,000	0	0.0992	150	1990 - 1999	0.0%
1 SWANN BEACH ROAD (Unit B)	STANMORE BAY	21/09/2011	\$435,000	\$465,000	2		110	1980 - 1989	6.9%
61 MOTUTAPU AVENUE	MANLY	10/09/2011	\$480,000	\$520,000	3	0.0525	158	2000 - 2009	8.3%
22 RAWHITI ROAD (Unit A)	MANLY	26/09/2011	\$540,000	\$570,000	4	0.0987	260	1970 - 1979	5.6%
39 SURF ROAD	STANMORE BAY	02/09/2011	\$540,000	\$595,000	3	0.0812	230	1980 - 1989	10.2%
21 BLUE HERON RISE	STANMORE BAY	14/10/2011	\$630,000	\$615,000	4	0.0656	278	2000 - 2009	-2.4%
7 BLOOMFIELD RISE	ARKLES BAY	14/09/2011	\$580,000	\$615,000	4	0.0636	223	2000 - 2009	6.0%
26 HAWAIIAN PARADE	ARKLES BAY	13/09/2011	\$630,000	\$700,000		0.0694	281	2010 - 2019	11.1%
975 WHANGAPARAOA ROAD	MATAKATIA	19/09/2011	\$780,000	\$700,000		0.1113	270	1970 - 1979	-10.3%

Average Sales Price **\$443,940** Average Sales Price to Capital Value difference **3.5%**

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

Property News Report – November 2011 - Page 16 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

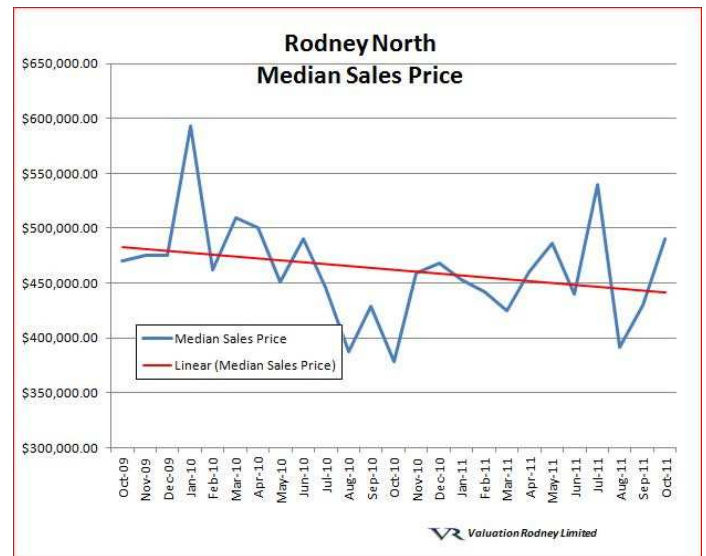
Rodney North

Significant increase recorded for October jumping 14% to \$490,000 and well up on the same time last year. Sales numbers declined from 54 to 44, but days to sell fell to 46 (from 54).

Still too early to see any significant positive trend for this area – lifestyle properties still proving difficult to sell though we have seen some slight improvement in this market segment.

Some high-value property sales in October contributing to this spike in value, plus good to see more sales coming through for the satellite centres of Wellsford and Warkworth.

Recent sales include:



Kumeu, Huapai, Helensville, Parakai, South Head, Woodhill, Waimauku, Muriwai

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
23 TE MOAU AVENUE	PARAKAI	06/09/2011	\$195,000	\$210,000	3		80	1920 - 1929	7.7%
25 MAKIRI STREET	HELENSVILLE	12/09/2011	\$270,000	\$225,000	2	0.1087	70	1950 - 1959	-16.7%
2 FORDYCE ROAD (Unit / 6)	PARAKAI	08/09/2011	\$280,000	\$252,000	3		100	1950 - 1959	-10.0%
3 KARAKA STREET	HELENSVILLE	12/10/2011	\$335,000	\$300,000		0.0455	90	1910 - 1919	-10.4%
37 PARAKAI AVENUE	PARAKAI	26/09/2011	\$305,000	\$305,000	4	0.1067	110	MIXED/REMOD	0.0%
6 MAKIRI STREET	HELENSVILLE	17/09/2011	\$380,000	\$375,000	3	0.0652	140	1920 - 1929	-1.3%
209 PARKHURST ROAD	PARAKAI	03/10/2011	\$345,000	\$389,000	3	0.1011	260	1970 - 1979	12.8%
17 NELSON STREET (Unit A)	HELENSVILLE	05/09/2011	\$412,000	\$420,000	4	0.0673	182	2000 - 2009	1.9%
LOT 8 TAIAPA VALLEY ROAD	MURIWAI	16/09/2011	\$460,000	\$450,000		2.1888		LAND ONLY	-2.2%
4 PARKHURST ROAD	HELENSVILLE	06/09/2011	\$520,000	\$480,000		1.0021	270	BEFORE 1920	-7.7%
331 SOUTH HEAD ROAD	SOUTH HEAD	30/09/2011	\$370,000	\$480,000	3	3.7600	90	1990 - 1999	29.7%
38 RIVERHEAD ROAD	KUMEU	14/09/2011	\$435,000	\$495,000		0.0875	90	1960 - 1969	13.8%
79 PIPITIWAI DRIVE	HELENSVILLE	22/09/2011	\$540,000	\$560,000		1.2000	150	1990 - 1999	3.7%
1 GRASSFIELD PLACE	WAIMAUKU	23/09/2011	\$630,000	\$680,000	4	0.1000	212	2000 - 2009	7.9%
9 SOLAN DRIVE	WAIMAUKU	06/09/2011	\$610,000	\$697,000	4	0.1000	197	2000 - 2009	14.3%
26 GAVINIKE PLACE	WAIMAUKU	10/09/2011	\$770,000	\$740,000		0.1513	270	2000 - 2009	-3.9%
1370 OLD NORTH ROAD	HELENSVILLE	21/09/2011	\$840,000	\$880,000		4.5040	330	1930 - 1939	4.8%
Average Sales Price			\$466,941	Average Sales Price to Capital Value difference			2.6%		

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

Property News Report – November 2011 - Page 17 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Omaha, Leigh, Sandspit, Point Wells

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
20 POINT WELLS ROAD	POINT WELLS	03/10/2011	\$405,000	\$430,000		0.1189	80	1990 - 1999	6.2%
1 PIONEER CRESCENT	OMAHA	28/09/2011	\$570,000	\$460,000	3	0.0559	99	1980 - 1989	-19.3%
8 BARRIER VIEW ROAD	LEIGH	21/09/2011	\$520,000	\$500,000	3	0.0809	162	MIXED/REMODO	-3.8%
231 POINT WELLS ROAD (Unit A)	POINT WELLS	11/09/2011	\$750,000	\$750,000		0.1507	250	2000 - 2009	0.0%
1 PARAONE PLACE	OMAHA	29/09/2011	\$850,000	\$880,000		0.0551	192	2010 - 2019	3.5%
Average Sales Price				\$604,000	Average Sales Price to Capital Value difference				-2.7%

Snells Beach, Matakana, Algies Bay, Mahurangi East, Mahurangi West

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
20 FOSTER CRESCENT (Unit B)	SNELLS BEACH	02/09/2011	\$240,000	\$225,000	2		60	1990 - 1999	-6.3%
9 MEREHAI PLACE (Unit A)	SNELLS BEACH	03/09/2011	\$290,000	\$250,000	1		40	1990 - 1999	-13.8%
39 GERONTIUS LANE	SNELLS BEACH	12/09/2011	\$350,000	\$275,000	3	0.0675	86	1980 - 1989	-21.4%
4 FERNDAL DRIVE	SNELLS BEACH	17/10/2011	\$350,000	\$305,000	3	0.0809	110	1970 - 1979	-12.9%
23 CORNEL CIRCLE	SNELLS BEACH	27/09/2011	\$265,000	\$310,000	2		50	1970 - 1979	17.0%
22 FOSTER CRESCENT	SNELLS BEACH	02/09/2011	\$350,000	\$330,500	2	0.0822	160	1970 - 1979	-5.6%
425 MAHURANGI EAST ROAD	SNELLS BEACH	13/09/2011	\$360,000	\$400,000	3	0.0809	120	MIXED/REMODO	11.1%
40 ALEXANDER ROAD	ALGIES BAY	30/09/2011	\$380,000	\$405,000	2	0.0880	80	1960 - 1969	6.6%
16 MEREHAI PLACE	SNELLS BEACH	15/11/2011	\$460,000	\$416,007	3	0.0583	210	1980 - 1989	-9.6%
5 AROHIA PLACE	SNELLS BEACH	17/10/2011	\$405,000	\$420,000		0.0606	110	1980 - 1989	3.7%
25 ROSEMOUNT ROAD	MATAKANA	06/10/2011	\$1,275,000	\$1,375,000		5.3250	254	1900 - 1909	7.8%
Average Sales Price				\$428,319	Average Sales Price to Capital Value difference				-2.1%

Warkworth

Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
57 PULHAM ROAD	WARKWORTH	03/10/2011	\$280,000	\$250,000	3	0.0809	90	1920 - 1929	-10.7%
13 LILBURN STREET (Unit A)	WARKWORTH	17/10/2011	\$285,000	\$265,000	2	0.0337	80	MIXED/REMODO	-7.0%
22 HAUITI DRIVE (Unit /2)	WARKWORTH	09/09/2011	\$285,000	\$295,000	2		80	1980 - 1989	3.5%
68 PULHAM ROAD (Unit A)	WARKWORTH	10/09/2011	\$450,000	\$400,000	3	0.0540	170	2000 - 2009	-11.1%
8 VIEW ROAD	WARKWORTH	10/09/2011	\$395,000	\$435,000	3	0.0818	130	1990 - 1999	10.1%
38 BERTRAM STREET	WARKWORTH	15/09/2011	\$455,000	\$495,000	3	0.0809	153	MIXED/REMODO	8.8%
45 BERTRAM STREET	WARKWORTH	11/09/2011	\$380,000	\$500,000	4	0.0809	170	1930 - 1939	31.6%
314 WOODCOCKS ROAD	WARKWORTH	23/09/2011	\$650,000	\$680,000		1.7025	204	BEFORE 1920	4.6%
551 MATAKANA ROAD	WARKWORTH	27/10/2011	\$760,000	\$750,000		1.7620	240	MIXED/REMODO	-1.3%
Average Sales Price				\$452,222	Average Sales Price to Capital Value difference				3.2%

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

Property News Report – November 2011 - Page 18 of 20



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

Wellsford, Port Albert									
Address	Suburb	Sale Date	Capital Value	Sale Price	Bdrms	Land Area (ha)	Floor Area (m2)	Building Age	Difference to Capital Value
18 BELLEVUE AVENUE	WELLSFORD	16/09/2011	\$245,000	\$300,000	3	0.0804	100	1960 - 1969	22.4%
55 RODNEY STREET	WELLSFORD	15/09/2011	\$205,000	\$180,000	2	0.0984	110	1940 - 1949	-12.2%
65 RODNEY STREET	WELLSFORD	28/10/2011	\$215,000	\$220,000	2	0.0819	60	1990 - 1999	2.3%
			Average Sales Price	\$233,333	Average Sales Price to Capital Value difference			4.2%	

Note: The sales above are a sample representative selection from the respective suburbs to give some indication of price levels for the properties and comparisons of Capital Value (Rating Value) to actual sale price. Data is sourced from recorded sales for the period 1 September 2011 to mid November, though due to the delay in recording sales some may have been repeated from last months report. Capital (Rating) Values are the latest issued by the Auckland Council, namely July 2011.

Well, 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. We'll have our final Property News report for 2011 out to you before the Christmas break, until then....

...best regards from the team at

Valuation Rodney Limited

Your local PropertyINDEPTH franchise

www.valuationrodney.co.nz



Valuation Rodney Ltd

A member of the PropertyINDEPTH Franchise

Remove Doubt – Create Certainty on your next property decision

Office: 09 427-6020

Mobile: 021 055-3485

Email: office@valuationrodney.co.nz

Web: www.valuationrodney.co.nz

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 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.
- North Shore - Albany, Torbay, Browns Bay, Long Bay, Okura, Redvale, Waiake, Northcross, Rothesay Bay, Murrays Bay, Mairangi Bay, Pinehill, Devonport, Birkenhead, Takapuna, Milford, Bayswater, Narrowneck, Glenfield, Birkdale.
- 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.

PropertyINDEPTH's modern technology delivers reports electronically and securely to you the customer, and other nominated people such as your mortgage broker or bank, with the reports often completed within hours, not days, of the physical inspection.

Valuation Purposes

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

- "Desktop" assessments of value
- 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

Remove Doubt – Create Certainty on your Next Property Decision

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

Property News Report – November 2011 - Page 20 of 20