

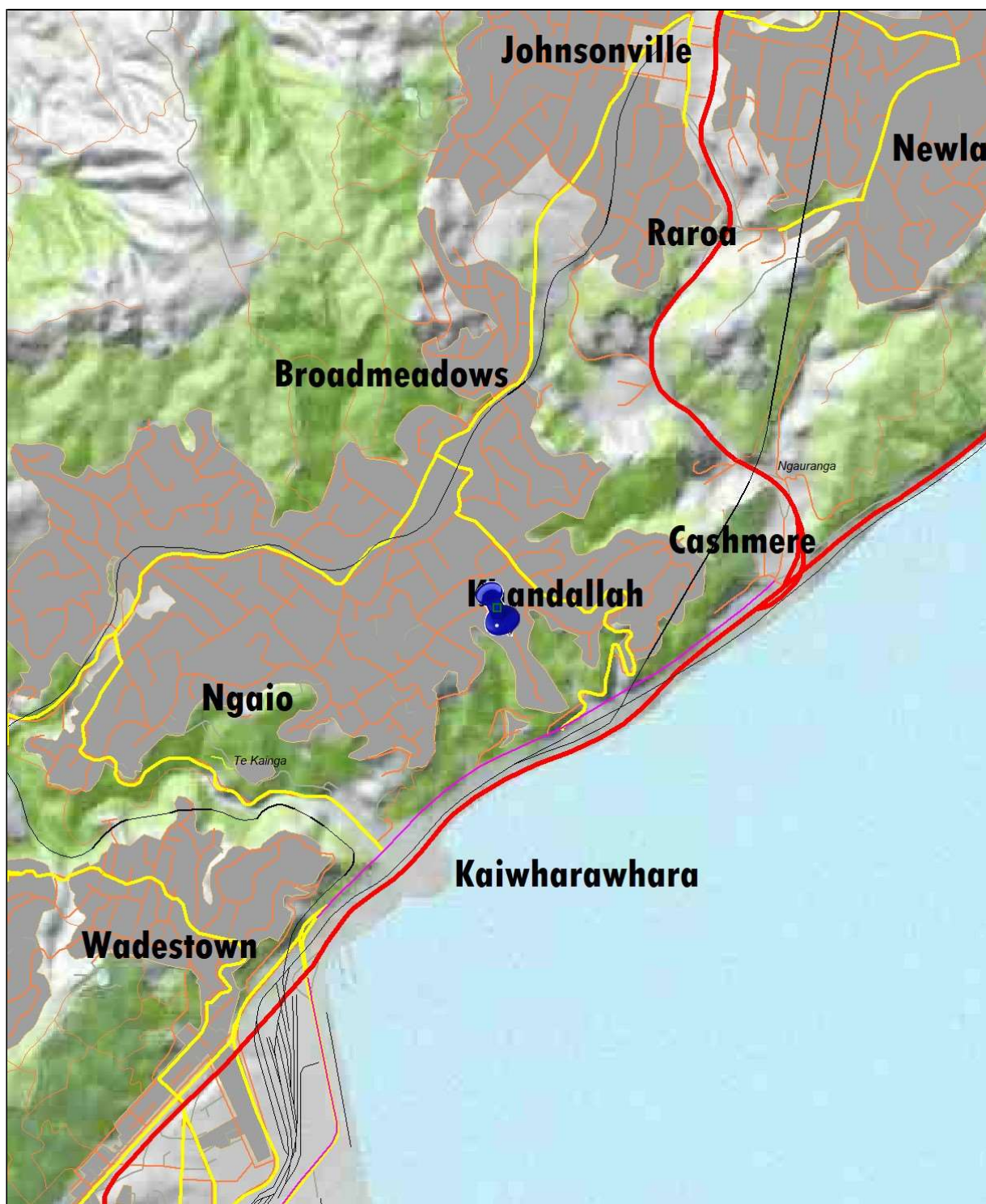


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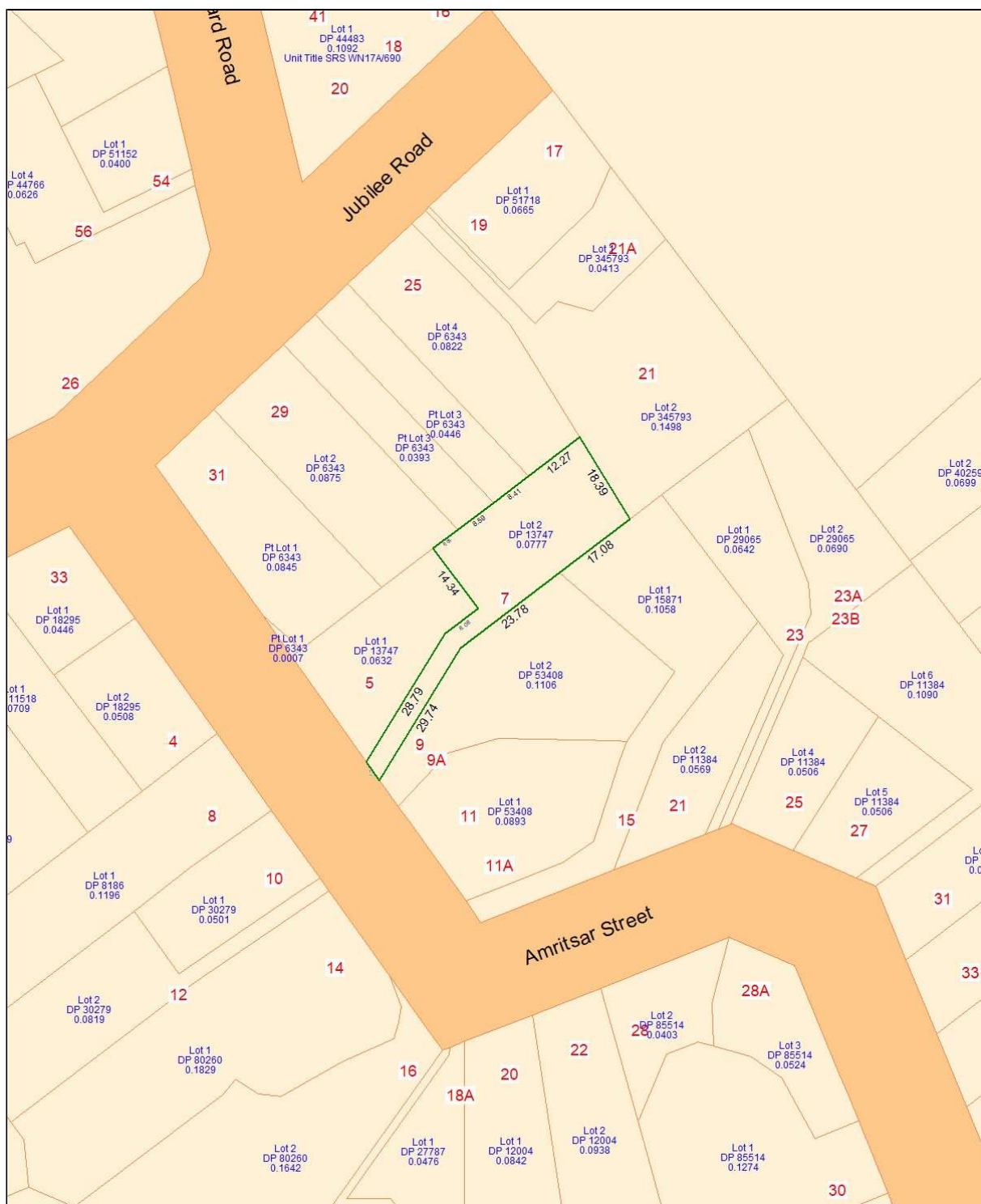
Location Map

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Cadastral View



file:///C:/Users/murrayb/AppData/Local/Temp/QMG_062712.html



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Property Details and House Valuer

Parcel Details

Appellation: Lot 2 Deposited Plan 13747 **Parcel Area (ha):** 0.0777
Land District: Wellington **Total Area:**
Statute: **Graphical Area (ha):** 0.0777
Non Survey Information: **Parcel Intent:**

Associated Title Details

Appellation **Title(s)** **Estate Type** **Owner(s)**
 Lot 2 Deposited Plan 13747 WN539/192 Fee Simple
 Judith Anne **Black**
 Michael George Cantrick **Stephens**
 Murray Joseph **Black**

Associated Street Address

7 Amritsar Street, Wellington

Valuation Reference Information

Valuation Reference No.	Capital Value	Land Value	Capital Value Date	Street No
16820-31200	\$950,000	\$600,000	01-Sep-2015	7

Rating Valuation information may be historic.

Estimated Valuation for 16820-31200

Estimated Value (as at 24 Jan 2018): \$1,191,000
Average Estimated Value Range: +/- 14%



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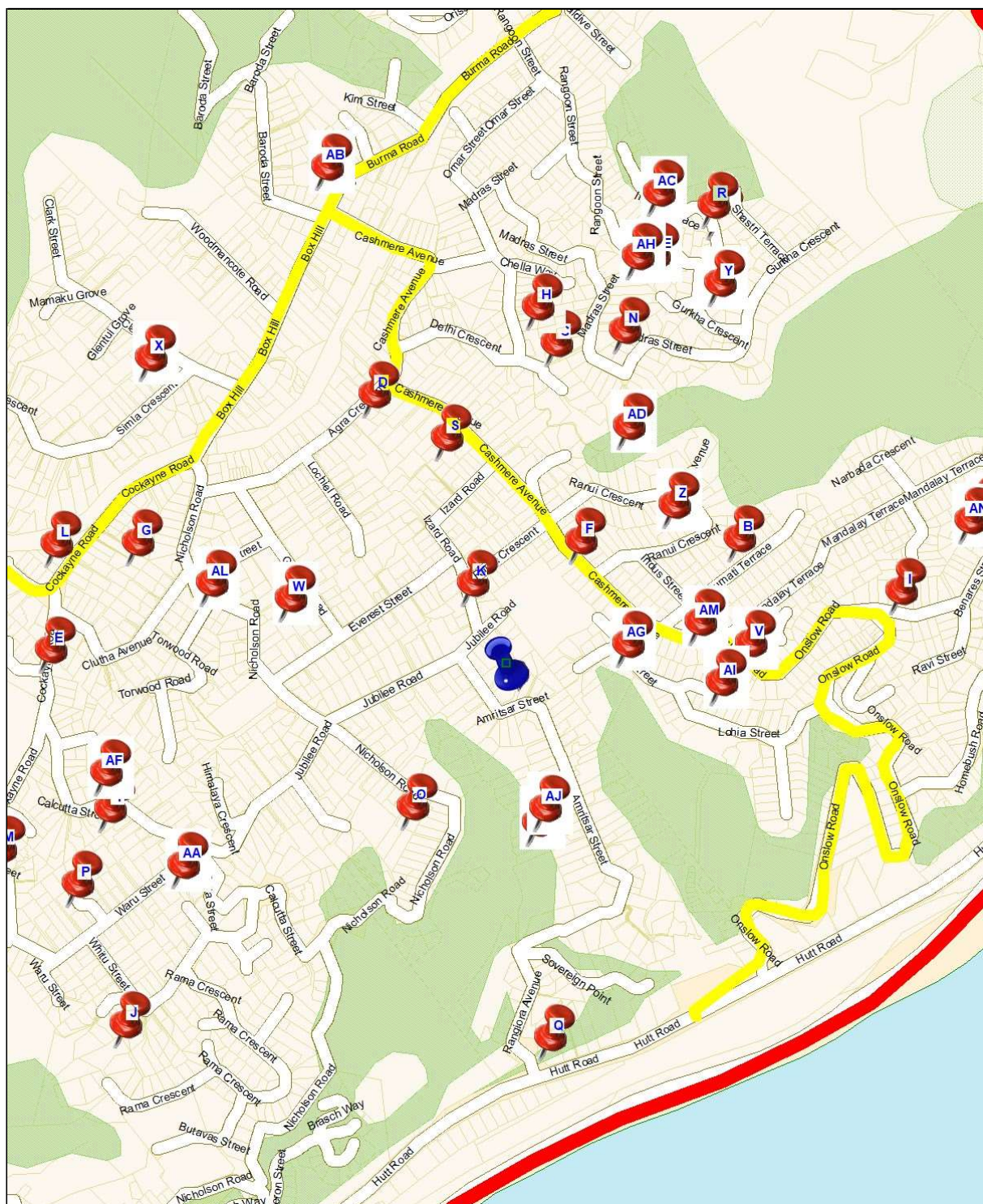
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Location of Recent Sales - Last 12 Months (Headway)

Sales that have a Category of Residential Dwelling.



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Recent Sales - Last 12 Months (Headway)

Sales that have a Category of Residential Dwelling.

Code	Address	Sale Date	Sale Value	Rateable Value	Floor Area (m ²)	Land Area (ha)	Year Built	Distance	Google StreetView Image
A	11A Shastri Tce	08-Nov-17	\$700,000	\$445,000	140		1980-1989	< 900 m	
B	19 Raumati Tce	27-Oct-17	\$700,000	\$520,000	170	0.0515	1930-1939	< 500 m	
C	54 Madras St	25-Oct-17	\$887,000	\$600,000	170	0.0606	1990-1999	< 600 m	
D	44 Cashmere Ave	19-Oct-17	\$1,363,000	\$920,000	180	0.0696	1920-1929	< 600 m	
E	57 Cockayne Rd	13-Oct-17	\$1,330,500	\$800,000	110	0.0559	1920-1929	< 800 m	
F	101 Cashmere Ave	11-Oct-17	\$765,000	\$570,000	120	0.0508	1920-1929	< 300 m	
G	29A Cockayne Rd	28-Sep-17	\$1,258,750	\$930,000	250	0.0744	1950-1959	< 700 m	
H	46 Delhi Cres	27-Sep-17	\$761,000	\$390,000	100	0.0937	1960-1969	< 700 m	
I	9 Benares St	20-Sep-17	\$890,000	\$890,000	280	0.0775	1930-1939	< 800 m	
J	51 Bengal St	10-Sep-17	\$1,347,500	\$740,000	180	0.0743	1950-1959	< 1000 m	
K	37 Izard Rd	31-Aug-17	\$1,645,000	\$1,000,000	250	0.0564	Prior to 1920 - exact age unknown	< 200 m	
L	40A Cockayne Rd	29-Aug-17	\$930,000	\$710,000	180	0.0304	2010-2019	< 800 m	
M	15 Punjab St	24-Aug-17	\$855,000	\$710,000	150	0.038	1940-1949	< 1000 m	

N	87 Madras St	22-Aug-17	\$685,000	\$550,000	150	0.0491	1980-1989	< 700 m	
O	96B Nicholson Rd	21-Aug-17	\$1,275,000	\$1,210,000	320	0.0369	2000-2009	< 400 m	
P	5 Te Kainga Way	17-Aug-17	\$1,017,000	\$700,000	220	0.0625	1970-1979	< 900 m	
Q	4 Rangiora Ave	15-Aug-17	\$2,375,000	\$860,000	200	0.2065	1900-1909	< 700 m	
R	13 Shastri Tce	11-Aug-17	\$695,000	\$380,000	140		1990-1999	< 900 m	
S	68 Cashmere Ave	08-Aug-17	\$1,237,000	\$900,000	200	0.0485	1940-1949	< 400 m	
T	32 Calcutta St	04-Aug-17	\$810,000	\$620,000	150	0.0422	1920-1929	< 800 m	
U	58 Amritsar St	31-Jul-17	\$1,050,000	\$810,000	260	0.1915	1940-1949	< 300 m	
V	180 Onslow Rd	27-Jul-17	\$1,510,800	\$1,170,000	320	0.0464	2000-2009	< 500 m	
W	40 Ganges Rd	13-Jul-17	\$1,115,000	\$880,000	150	0.055	1940-1949	< 400 m	
X	9 Clark St	05-Jul-17	\$2,529,000	\$2,100,000	320	0.1202	1900-1909	< 800 m	
Y	56 Rangoon St	05-Jul-17	\$1,125,000	\$670,000	200	0.0625	1960-1969	< 800 m	
Z	33 Ranui Cres	05-Jul-17	\$885,000	\$550,000	200	0.0465	1960-1969	< 500 m	
AA	5 Waru St	03-Jul-17	\$40,000	\$870,000	260	0.046	1990-1999	< 700 m	
AB	15 Burma Rd	24-Jun-17	\$800,000	\$690,000	250	0.0273	2000-2009	< 1000 m	
AC	12A Imran Tce	24-Jun-17	\$650,000	\$700,000	250	0.0371	1990-1999	< 900 m	
AD	7 Mathieson Ave	15-Jun-17	\$1,885,000	\$1,760,000	330	0.4444	1990-1999	< 500 m	

AE	46 Rangoon St	09-Jun-17	\$715,000	\$570,000	160	0.0535	1960-1969	< 800 m	
AF	41 Calcutta St	07-Jun-17	\$845,000	\$570,000	120	0.059	1950-1959	< 800 m	
AG	60 Lohia St	02-Jun-17	\$765,000	\$640,000	220	0.0493	1960-1969	< 300 m	
AH	42 Rangoon St	02-Jun-17	\$560,000	\$510,000	120	0.0637	1960-1969	< 800 m	
AI	38 Lohia St	29-May-17	\$2,150,000	\$1,600,000	380	0.0678	1960-1969	< 400 m	
AJ	54 Amritsar St	26-May-17	\$950,000	\$920,000	280	0.0815	Prior to 1920 - exact age unknown	< 300 m	
AK	125 Homebush Rd	23-May-17	\$1,300,000	\$1,000,000	300	0.0682	1930-1939	< 900 m	
AL	23 Nicholson Rd	22-May-17	\$1,551,000	\$1,070,000	300	0.0468	1950-1959	< 600 m	
AM	127 Cashmere Ave	17-May-17	\$850,000	\$550,000	130	0.0498	1940-1949	< 400 m	
AN	127 Homebush Rd	16-May-17	\$1,201,000	\$1,000,000	250	0.0391	2000-2009	< 900 m	

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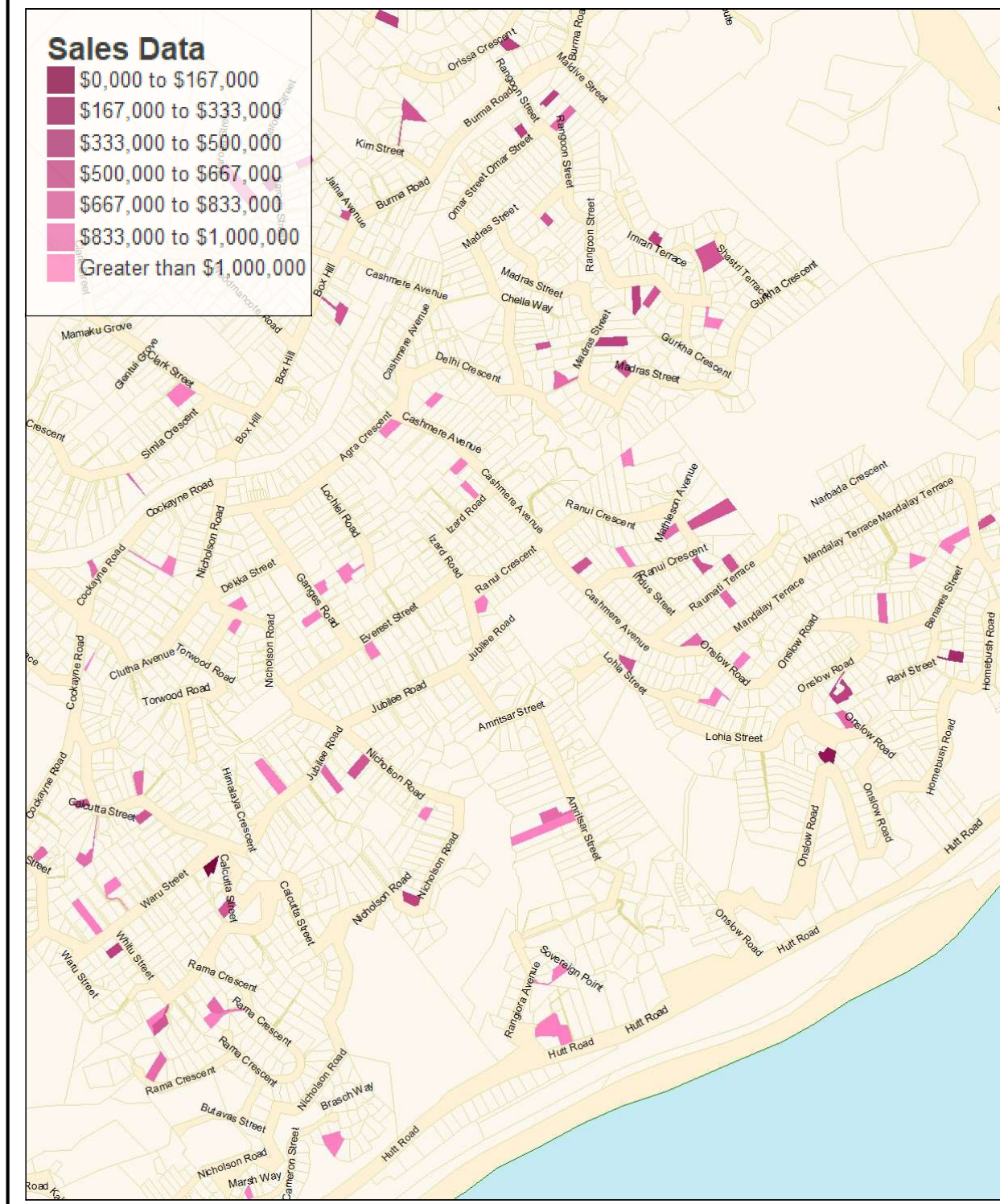
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Thematic Sales - Last 12 Months (Headway)

Sales that have a Category of Residential Dwelling.



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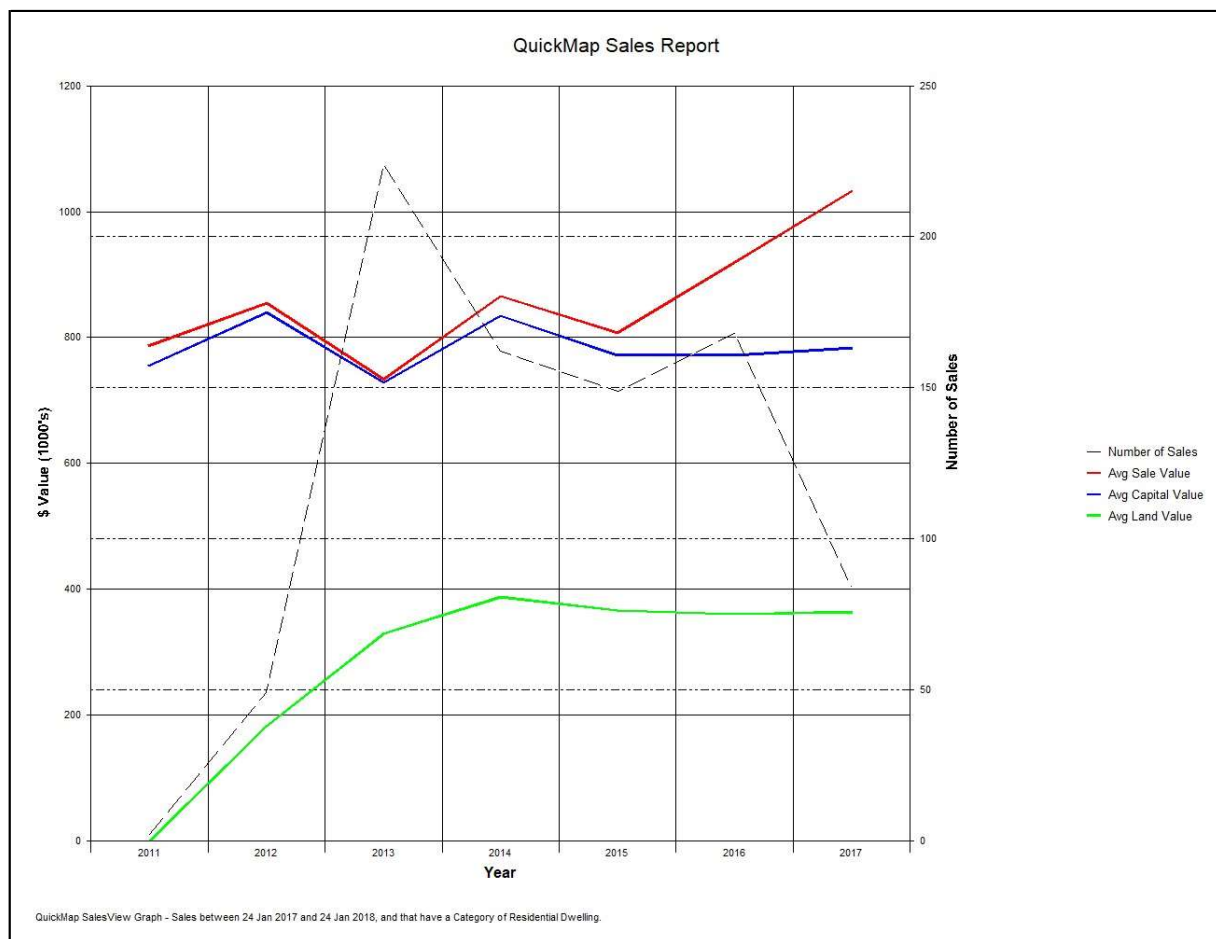
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10 Year Area Sales History (Headway)

Sales that have a Category of Residential Dwelling.



Graph Data based on Information provided by Headway Systems Ltd (www.Headway.co.nz)



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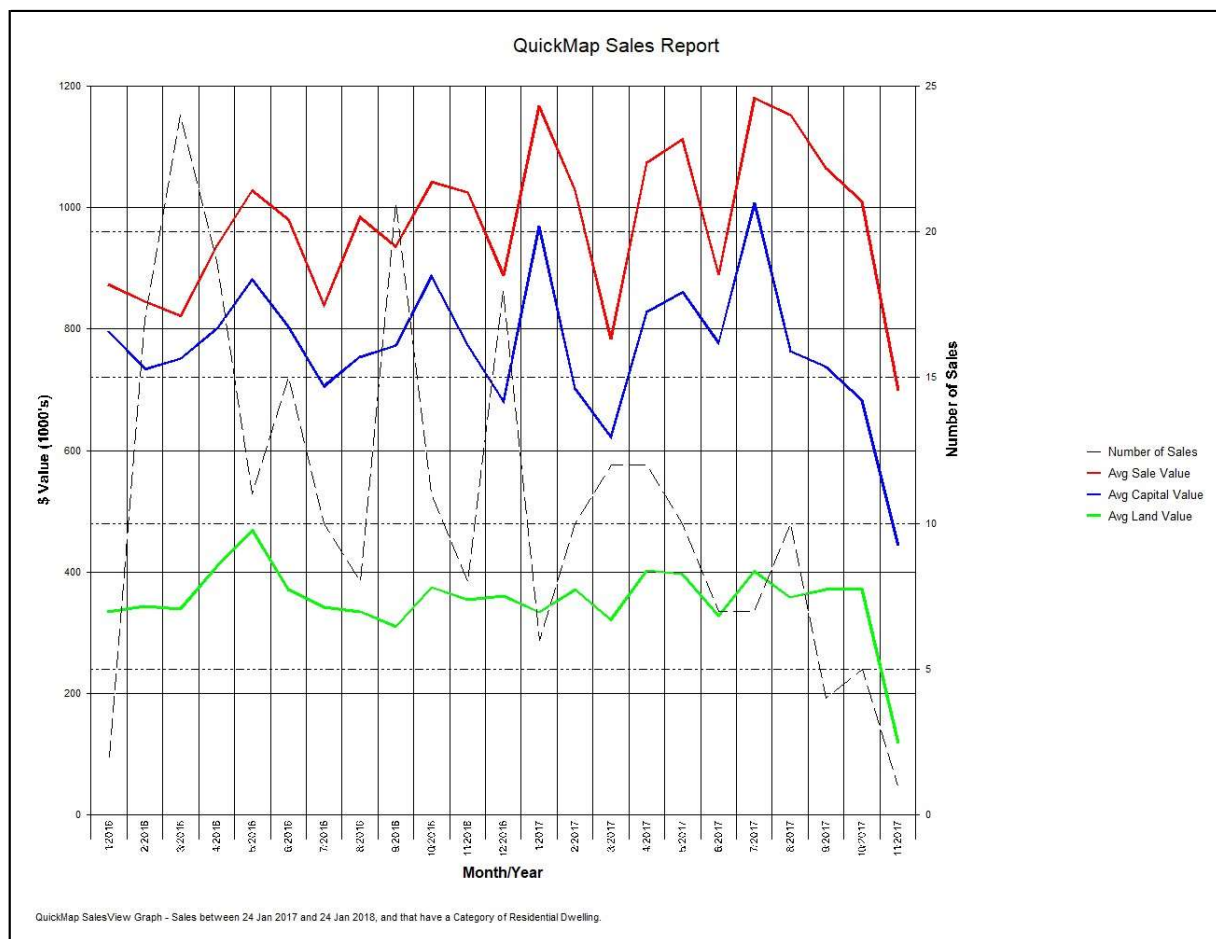
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2 Year Area Sales History (Headway)

Sales that have a Category of Residential Dwelling.



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