

PROPERTY PROFILE REPORT

1 Sample Road, Albany, Auckland, 0632

Prepared on 08 July 2020



1 Sample Road, Albany, Auckland,
0632



3



1



2



210m²



612m²

Property Details

Category	Residential	Capital Value	\$1,090,000
Territorial Authority	Auckland - North Shore	Land Value	\$580,000
Year Built	1996	Improvement Value	\$510,000
Land Use Primary	Single Unit excluding Bach	Valuation Date	01/07/2017
Wall Material	Roughcast, etc	Zone	Residential Zone B, 9B
Roof Material	Tile Profile	Building Type	Residential: Dwelling - 1990-99



1 Sample Road, Albany, Auckland, 0632

Estimated Value

Estimated Value:

\$1,086,000

Estimated Value Range:

\$966,962 - \$1,205,986

Estimated Value Confidence:



Estimated Value as at 28 March 2020. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Record of Title Detail

Title	NA99D/226	Date Issued	18/09/1995
Type	Freehold	Prior Title	NA102B/48
Legal Description	Lot 6 Deposited Plan 165247	Share	1/1

Property Activity Summary

Date	Activity	Value	Details
05 May 2017	Sold	\$1,080,000	Sale Method: Unknown, Sale Advised by: Government
01 Apr 2005	Sold	\$470,000	Sale Method: Unknown, Sale Advised by: Government
20 Dec 1996	Sold	\$345,000	Sale Method: Unknown, Sale Advised by: Government
01 Apr 1996	Building Consent	\$170,000	Consent number: 0050A10817, Consent type: New
05 Feb 1996	Sold	\$105,000	Sale Method: Unknown, Sale Advised by: Government
25 Nov 1994	Sold	\$65,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



0.1km from property

21 Sample Road, Albany, Auckland, 0632

4
 2
 2
 188m²
 633m²

Sale Price **\$1,100,000** Sale Method -
 Sale Date 08/10/2019 Days on Market 33
 Capital Value \$1,060,000 Building Age 1990-99



0.3km from property

37 Kinleith Way, Albany, Auckland, 0632

4
 2
 2
 260m²
 642m²

Sale Price **\$780,000** Sale Method Normal Sale
 Sale Date 01/09/2019 Days on Market 9
 Capital Value \$1,280,000 Building Age 2000-09



0.3km from property

3 Vinewood Drive, Albany, Auckland, 0632

5
 2
 2
 230m²
 672m²

Sale Price **\$110,000** Sale Method Sold At Auction
 Sale Date 03/10/2019 Days on Market 28
 Capital Value \$1,330,000 Building Age 2000-09



0.8km from property

21 Princeton Parade, Albany, Auckland, 0632

3
 2
 2
 170m²
 548m²

Sale Price **\$1,180,000** Sale Method -
 Sale Date 16/08/2019 Days on Market 4
 Capital Value \$1,150,000 Building Age 1990-99

Agent Advised

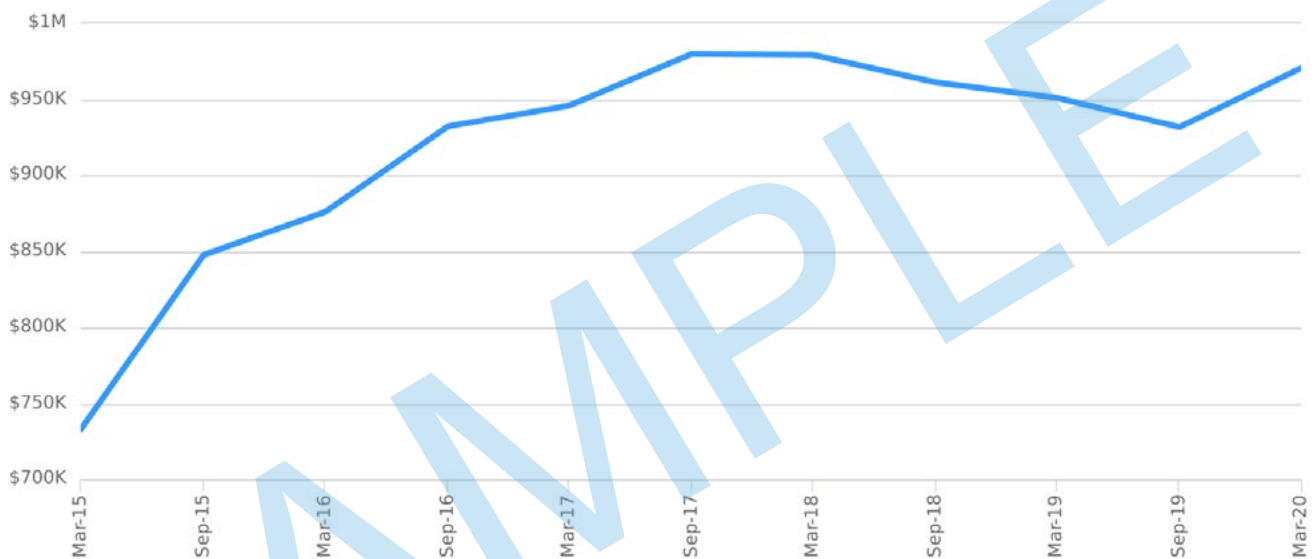
1 Sample Road, Albany, Auckland, 0632

CoreLogic Property Profile Report

Albany Insights - Houses

Year Ending	Median Value	Change in Median Value (12 months)
Mar 2020	\$970,600	▲ 2.00%
Mar 2019	\$951,150	▼ 2.90%
Mar 2018	\$979,300	▲ 3.50%
Mar 2017	\$945,950	▲ 8.00%
Mar 2016	\$876,100	▲ 19.50%
Mar 2015	\$733,100	▲ 10.60%

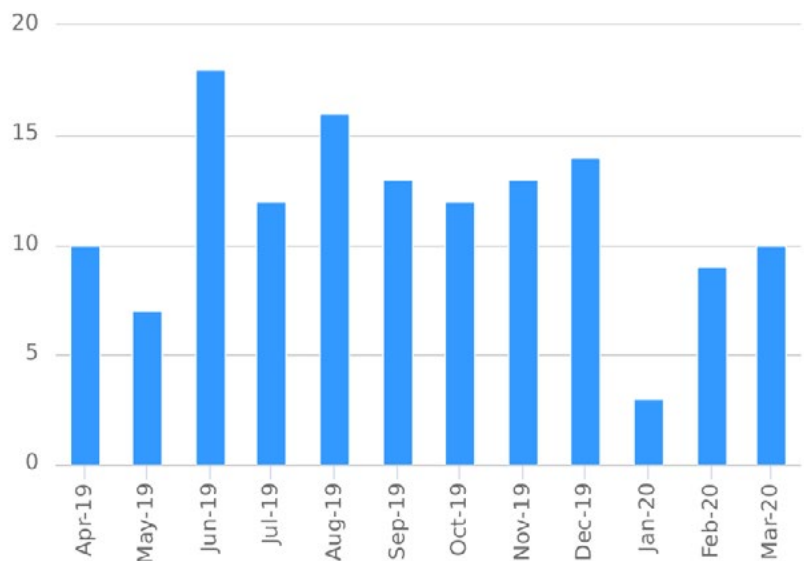
Median Value (monthly)



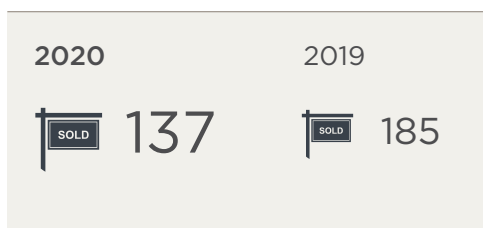
Median Days on Market



Properties sold by month



Properties Sold (12 month sales)



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- (b) relies on the accuracy of the description against the Building Consent Data provided to CoreLogic by third parties;
- (c) may differ from the actual construction cost (where it contains an estimated construction cost) and
- (d) any errors in entry of property details may lead to incorrect Building Consent Data being provided and the recipient should always check the appropriateness of the information contained in the building consent report against the actual property or surrounding properties (including physical attributes of such property).

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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

How to read the Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be.

Confidence should be considered alongside the Estimated Value. Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email Us: **help@corelogic.co.nz**