

COMPREHENSIVE REPORT

1 Sample Road, Albany, Auckland, 0632

Prepared on 08 July 2020



1 Sample Road, Albany, Auckland,  
0632



3



1



2



210m<sup>2</sup>



612m<sup>2</sup>

## Property Details

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

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

## Certificate of Title Detail

<b>Title Reference</b>	NA99D/226	<b>Date Issued</b>	1995-09-18	<b>Type</b>	Freehold
<b>Prior Title</b>	NA102B/48				

## Legal Descriptions

Lot 6 Deposited Plan 165247					
<b>Estate Type</b>	Fee Simple	<b>Area</b>	612m <sup>2</sup>	<b>Share</b>	1/1

## Current Owners

Samantha Sample
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## Interests

Date	Reference	Document Type	Registrant
1870-01-01	DEFAULTWS	Default	-

SAMPLE

## Hazard Summary

What wind hazard zone does the property fall in?



KEYS

Very Low ●●●●

Low ●●●●

Medium ●●●●

High ●●●●

Very High ●●●●

## Hazards

Hazard Type	Assessment	Rating
Earthquake Hazard	<p><b>Earthquake frequency</b></p> <p>This property is in an area which has a Low level of earthquake activity by New Zealand standards. Moderate shaking (MM6) is likely to be experienced once in every 200 years and strong shaking (MM8) is likely to be experienced once in every 7900 years. MM7, MM9, and MM10 shaking is likely to be experienced every 1000, 85500, and 500000 years respectively.</p>	Low
Earthquake Hazard	<p><b>Likely response in a strong distant earthquake</b></p> <p>This property is in an area where the ground is classified as shallow soil. In a strong distant earthquake these materials are unlikely to cause any increase in shaking.</p>	No increase in shaking
Earthquake Hazard	<p><b>Likely response in a strong close by earthquake</b></p> <p>This property is in an area where the ground is classified as shallow soil. In a strong close by earthquake these materials are unlikely to cause any increase in shaking.</p>	No increase in shaking
Earthquake Hazard	<p><b>Susceptibility to liquefaction</b></p> <p>This property is in an area where the ground is classified as having a susceptibility to liquefaction that is negligible (which suggests the property is unlikely to experience liquefaction even when ground shaking reaches MM10, which on average is expected to occur every 500000 years in this area).</p>	Negligible
Landslide Hazard	<p><b>Susceptibility to landslide as assessed from slope/rock strength model</b></p> <p>This property is in an area with a Very Low susceptibility to slope instability as assessed from the combination of slope and rock/soil materials.</p>	Very Low
Flood Hazard	<p><b>Is this property in an area where soils data indicate that it may be susceptible to flooding?</b></p> <p>This property is in an area that a national-scale soils dataset indicates is not part of a riverbed, natural floodplain, tidal marsh, or other area that may be subject to flood inundation. It is possible that the property may be on a small alluvial fan or floodplain not captured into the soils database and that a minor flood hazard may exist. For more information on flood mapping contact your local council.</p>	No

## Hazards

Hazard Type	Assessment	Rating
Climate and Weather Hazard	<p><b>What wind hazard zone does the property fall in?</b></p> <p>Part or all of this property is inside or very close to the High wind hazard zone. This information was provided by Auckland Council under a Creative Commons Attribution 3.0 New Zealand License. For more information contact Auckland Council.</p>	High
Coastal Hazard	<p><b>Is this property in an area that could be susceptible to tsunami inundation?</b></p> <p>A preliminary tsunami inundation model indicates this property is outside of the area that could be affected by the 1 in 100 year or 1 in 500 year tsunami. The centre of this property is approximately 400 m from the nearest coast, estuary or tidal river and at an elevation of about 23 m, and it is possible it could be impacted by a rarer event. Modelling for this area used detailed topographic data obtained from the Local Authority. Modelling suggests the height of a tsunami on the Hauraki coast with a return period of 100 years could be up to 2.6 m and one with a 500 year return period could be up to 5.0 m high. The height of a tsunami on the Auckland City's west coast with a return period of 100 years could be up to 1.3 m and one with a 500 year return period could be up to 1.9 m high. It is likely that a tsunami on the Hauraki coast will have a distant source and almost certain that a tsunami on the west coast will have a distant source.</p>	Unlikely
Aircraft Noise	<p><b>Within an aircraft noise zone?</b></p> <p>This property is outside the area zoned for aircraft noise for Auckland City. Noise from aircraft operations is expected to be less than Ldn 55 dBA. This information forms part of the Auckland Council Proposed Unitary Plan and was provided under a Creative Commons Attribution 3.0 New Zealand License. For more information contact Auckland Council.</p>	No

## Recently Sold Properties



0.1km from property

21 Sample Road, Albany, Auckland, 0632

4 2 2 188m<sup>2</sup> 633m<sup>2</sup>

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 260m<sup>2</sup> 642m<sup>2</sup>

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 230m<sup>2</sup> 672m<sup>2</sup>

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 170m<sup>2</sup> 548m<sup>2</sup>

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**

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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%

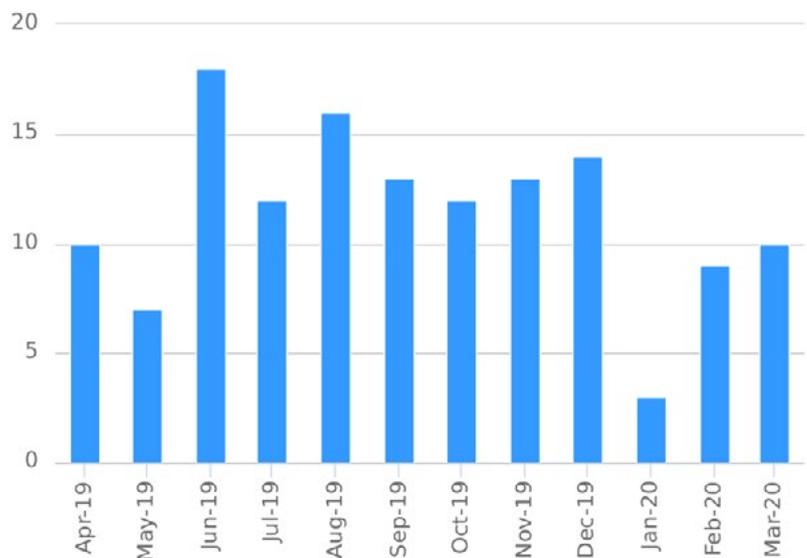
### Median Value (monthly)



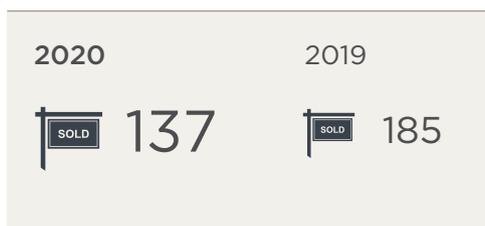
### Median Days on Market



### Properties sold by month



### Properties Sold (12 month sales)



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- (a) is not available for all properties and/or may be incomplete in respect of certain properties;
- (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
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- a) It is not based on any site-specific geological or engineering investigation at the relevant property;
- b) A Maori land indicator is indicative only, and is not a replacement of the records held by the Maori Land Court;
- c) The Hazard Data is not a geological or engineering report for a property and does not replace the need for a site inspection in relation to issues relating to geological, foundation, or other hazard-related conditions at the relevant property; and
- d) The information and data contained in the Hazard Data has been obtained from a variety of third party sources and does not specifically originate from CoreLogic.

### 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.

Within New Zealand: **0800 355 355**  
Email Us: **help@corelogic.co.nz**

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