

Cover Page

Prepared on 19th July 2019



3/3 Masefield Avenue, Herne Bay, Auckland - City

Scott Smith
CoreLogic Internal - RPNZ

PO Box 4072
WELLINGTON NTH 6140

m: 0800 355 355



The Proprietor
3/3 Masfield Avenue
Herne Bay NZ 1011

19th July 2019

Dear Reader,

Thank you for the opportunity to appraise your property at 3/3 Masfield Avenue, Herne Bay, Auckland - City

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Scott Smith
CoreLogic Internal - RPNZ
PO Box 4072

WELLINGTON NTH 6140
m: 0800 355 355

Your Property

3/3 Masefield Avenue, Herne Bay, Auckland - City

3  3  2  -  234m² 



Your Property History

- 10 Apr, 2019 - Listed for sale at Not Disclosed
- 2 Oct, 2014 - Sold for \$3,550,000
- 5 Sep, 2014 - Listed for sale at Not Disclosed
- 18 Dec, 2003 - Sold for \$2,400,000
- 23 Nov, 2003 - Listed for sale at Not Disclosed
- 1970-79 - Property Built



Introducing Scott Smith

I've lived in Auckland for the last ten years and in real estate for the last twenty years. I'm extremely enthusiastic and focused and I deliver results for my vendors. Having won several awards I am best placed to be the one you can trust to help with your sale.

Comparable Listings

1 36 Arthur Street Freemans Bay Auckland - City Listing Price Not Disclosed

 4
  3
  2
  465m²
 250m²

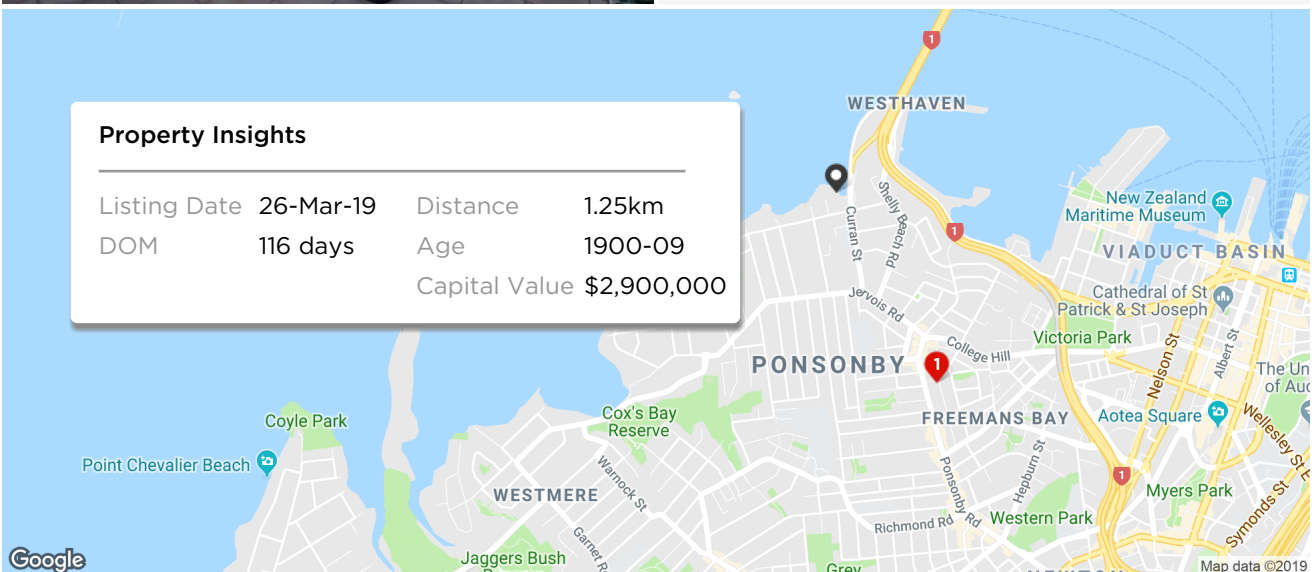


Notes from your agent

This property was also recently renovated

Property Insights

Listing Date	26-Mar-19	Distance	1.25km
DOM	116 days	Age	1900-09
		Capital Value	\$2,900,000



RS = Recent sale UN = Undisclosed Sale

Comparable Listings



3/22 Curran Street Herne Bay Auckland - City

 3  2  2  394m²  201m²

Listing Price
\$2,100,000

Listed Date 11-Jul-19
DOM 9 days
Capital Value \$1,675,000

Age 1990-99
Distance 0.4km

2



84 Sarsfield Street Herne Bay Auckland - City

 4  3  1  637m²  301m²

Listing Price
Not Disclosed

Listed Date 01-Apr-19
DOM 110 days
Capital Value \$3,475,000

Age 1920-29
Distance 0.44km

3



77 Shelly Beach Road Saint Marys Bay Auckland - City

 4  2  2  790m²  283m²

Listing Price


Listed Date -
DOM -
Capital Value \$3,450,000

Age 1910-19
Distance 0.45km

4



86 Sarsfield Street Herne Bay Auckland - City

 4  3  1  430m²  158m²

Listing Price

Listed Date -
DOM -
Capital Value \$2,125,000

Age 1900-09
Distance 0.45km

5



31 Sentinel Road Herne Bay Auckland - City

 3  2  1  548m²  256m²

Listing Price

Listed Date -
DOM -
Capital Value \$2,650,000

Age 1910-19
Distance 0.46km

6

DOM = Days on market

Comparable Listings



5 Sentinel Road Herne Bay Auckland - City

 4
  2
  1
  513m²
 176m²

Listing Price	Listed Date	-	Age	1910-19
	DOM	-	Distance	0.55km
	Capital Value	\$3,300,000		



3/26 Wallace Street Herne Bay Auckland - City

 3
  2
  2
  452m²
 223m²

Listing Price	Listed Date	-	Age	1980-89
	DOM	-	Distance	0.69km
	Capital Value	\$2,075,000		




5/26 Wallace Street Herne Bay Auckland - City

 4
  2
  2
  678m²
 214m²

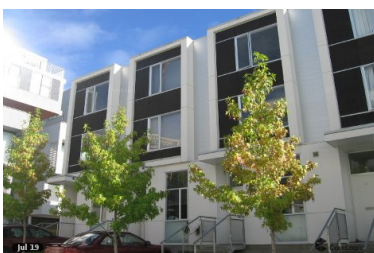
Listing Price	Listed Date	19-Mar-19	Age	1980-89
\$3,995,000	DOM	123 days	Distance	0.69km
	Capital Value	\$3,200,000		




7 Harbour Street Saint Marys Bay Auckland - City

 3
  2
  1
  245m²
 133m²

Listing Price	Listed Date	17-Jul-19	Age	1900-09
\$2,495,000	DOM	3 days	Distance	1.12km
	Capital Value	\$2,175,000		



23 Fisher-Point Drive Auckland Central Auckland - City

 3
  2
  1
  135m²
 120m²

Listing Price	Listed Date	-	Age	2000-09
	DOM	-	Distance	1.32km
	Capital Value	\$1,240,000		



DOM = Days on market

Comparables Map: Listings



Comparable Sales



36 Curran Street Herne Bay Auckland - City

 3
  2
  2
  336m²
 240m²

Sold Date 23-Jul-18 Price Change -
 DOM 21 First Listing -
 Distance 0.35km Last Listing -

Sold Price \$2,700,000

Capital Value \$2,575,00
Age 1990-99

1



72D Shelly Beach Road Saint Marys Bay Auckland - City

 3
  3
  2
  225m²
 195m²

Sold Date 07-Mar-19 Price Change -
 DOM 22 First Listing -
 Distance 0.35km Last Listing -






Sold Price \$2,060,000

Capital Value \$2,450,00
Age 2000-09

2



8/22 Curran Street Herne Bay Auckland - City

 4
  2
  -
  394m²
 244m²

Sold Date 01-Apr-19 Price Change -
 DOM 40 First Listing -
 Distance 0.4km Last Listing -

Sold Price ^{RS} \$2,085,000

Capital Value \$1,650,00
Age 1990-99

3



87 Sarsfield Street Herne Bay Auckland - City

 4
  2
  2
  599m²
 171m²

Sold Date 24-Sep-18 Price Change -
 DOM 7 First Listing -
 Distance 0.42km Last Listing -


Sold Price \$3,250,000

Capital Value \$2,500,00
Age 1920-29

4



5 Percival Parade Saint Marys Bay Auckland - City

 4
  2
  1
  354m²
 203m²

Sold Date 01-Oct-18 Price Change -
 DOM 27 First Listing -
 Distance 0.5km Last Listing -

Sold Price ^{RS} \$2,750,000

Capital Value \$2,375,00
Age 1900-09

5

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



19 Lawrence Street Herne Bay Auckland - City

Sold Price \$3,430,000

 4
  3
  1
  470m²
 317m²

Capital Value \$3,150,00

Age 1920-29

Sold Date 30-Aug-18 Price Change -

DOM 55 First Listing -

Distance 0.55km Last Listing \$3,650,000



35 Wallace Street Herne Bay Auckland - City

Sold Price \$2,910,000

 3
  2
  2
  537m²
 202m²

Capital Value \$3,175,00

Age 1910-19

Sold Date 25-Sep-18 Price Change -


DOM 215 First Listing -

Distance 0.57km Last Listing \$2,950,000



21 Argyle Street Herne Bay Auckland - City

Sold Price \$3,230,000

 3
  1
  2
  498m²
 174m²

Capital Value \$2,675,00

Age 1930-39

Sold Date 27-Sep-18 Price Change -

DOM - First Listing -

Distance 0.74km Last Listing -



3/34 Argyle Street Herne Bay Auckland - City

Sold Price \$2,700,000

 4
  3
  2
  330m²
 243m²

Capital Value \$2,475,00

Age 1990-99

Sold Date 19-Jan-19 Price Change -

DOM 108 First Listing -

Distance 0.8km Last Listing \$1,400,000



16 New Street Saint Marys Bay Auckland - City

Sold Price \$2,750,000

 3
  3
  2
  312m²
 146m²

Capital Value \$2,175,00

Age 1920-29

Sold Date 03-Mar-19 Price Change -

DOM 19 First Listing -

Distance 1.05km Last Listing -



DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



11 Herne Bay Road Herne Bay Auckland - City

🛏️ 4 🚤 2 🚗 1 📏 556m² 🏠 176m²

Sold Date 30-Nov-18 Price Change -
DOM 31 First Listing -
Distance 1.19km Last Listing -

Sold Price \$3,175,000

Capital Value \$3,025,00
Age 1900-09

11



21B Marine Parade Herne Bay Auckland - City

🛏️ 3 🚤 1 🚗 2 📏 424m² 🏠 202m²

Sold Date 02-Sep-18 Price Change -
DOM - First Listing -
Distance 1.23km Last Listing -

Sold Price \$3,000,000

Capital Value \$2,925,00
Age 1970-79

12



11 Elizabeth Street Freemans Bay Auckland - City

🛏️ 3 🚤 3 🚗 2 📏 344m² 🏠 240m²

Sold Date 29-Aug-18 Price Change -
DOM 24 First Listing -
Distance 1.36km Last Listing -

Sold Price \$3,255,000

Capital Value \$2,550,00
Age 1910-19

13



13 Elizabeth Street Freemans Bay Auckland - City

🛏️ 3 🚤 2 🚗 2 📏 274m² 🏠 241m²

Sold Date 03-Jan-19 Price Change -
DOM 72 First Listing -
Distance 1.37km Last Listing \$2,995,000

Sold Price \$2,900,000

Capital Value \$2,550,00
Age 2010-19

14



406/121 Customs Street West Auckland Central Auckland - City

🛏️ 3 🚤 1 🚗 2 📏 174m² 🏠 144m²

Sold Date 01-Nov-18 Price Change -
DOM - First Listing -
Distance 1.93km Last Listing -

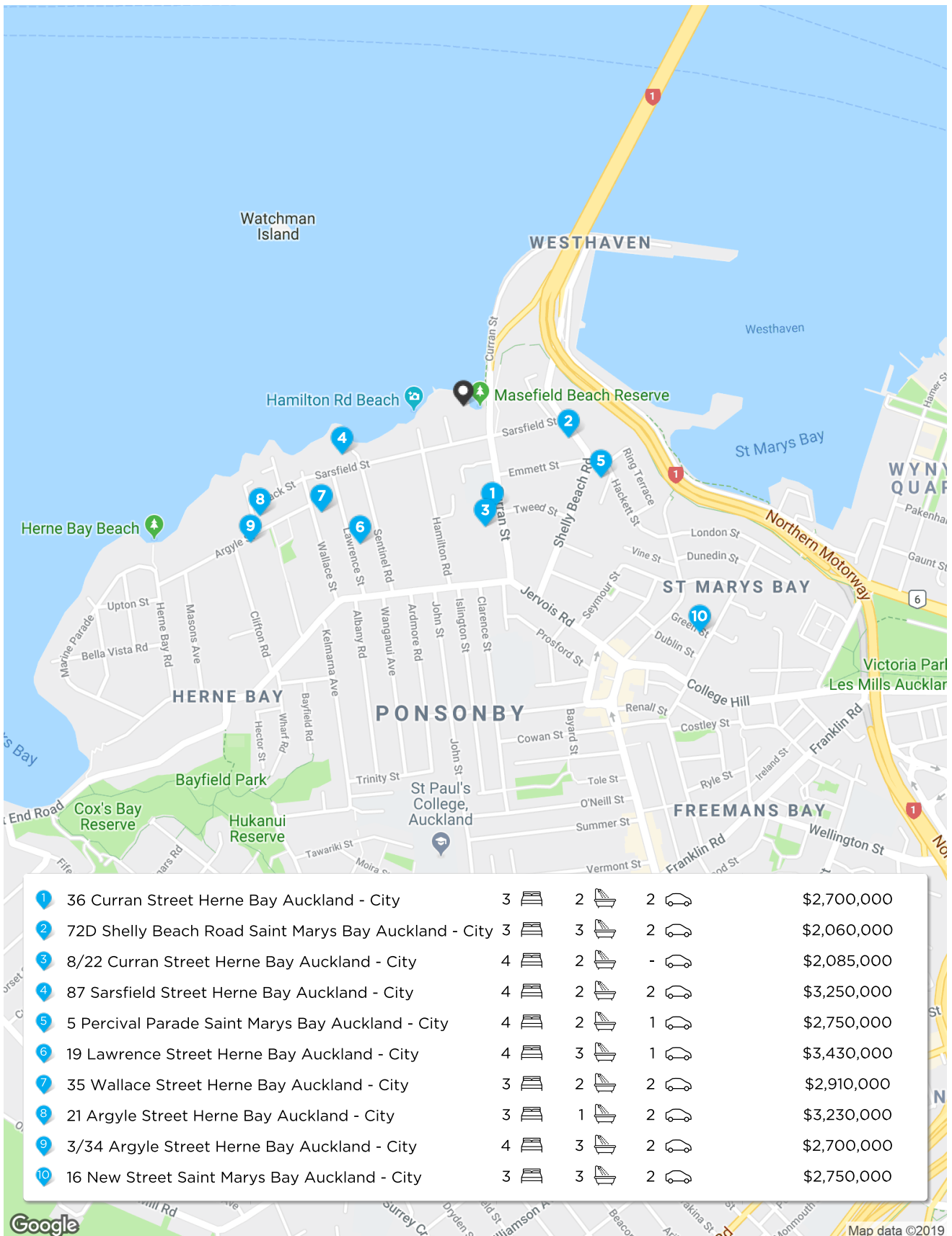
Sold Price \$3,000,000

Capital Value \$2,000,00
Age 1990-99

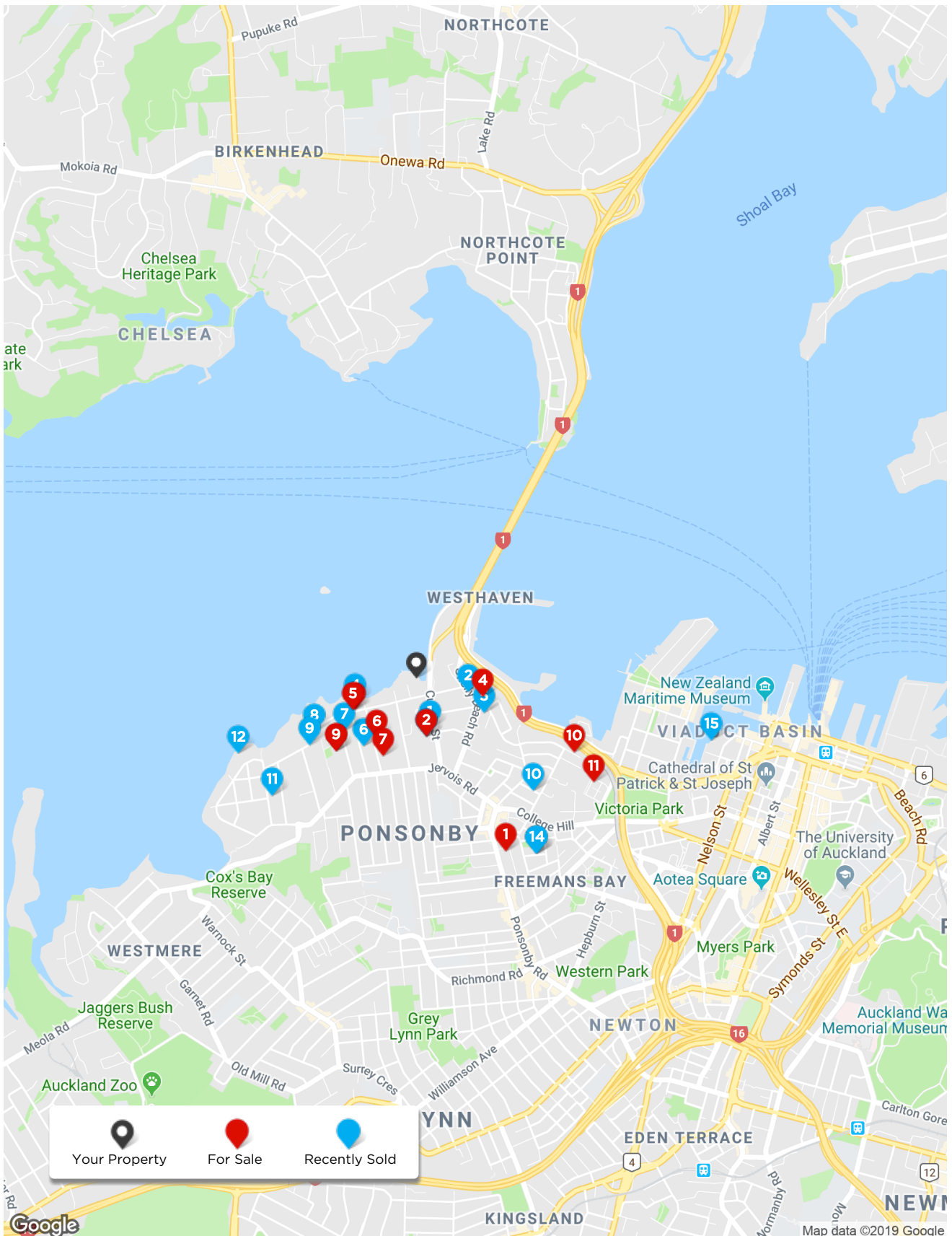
15

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparables Map: Sales

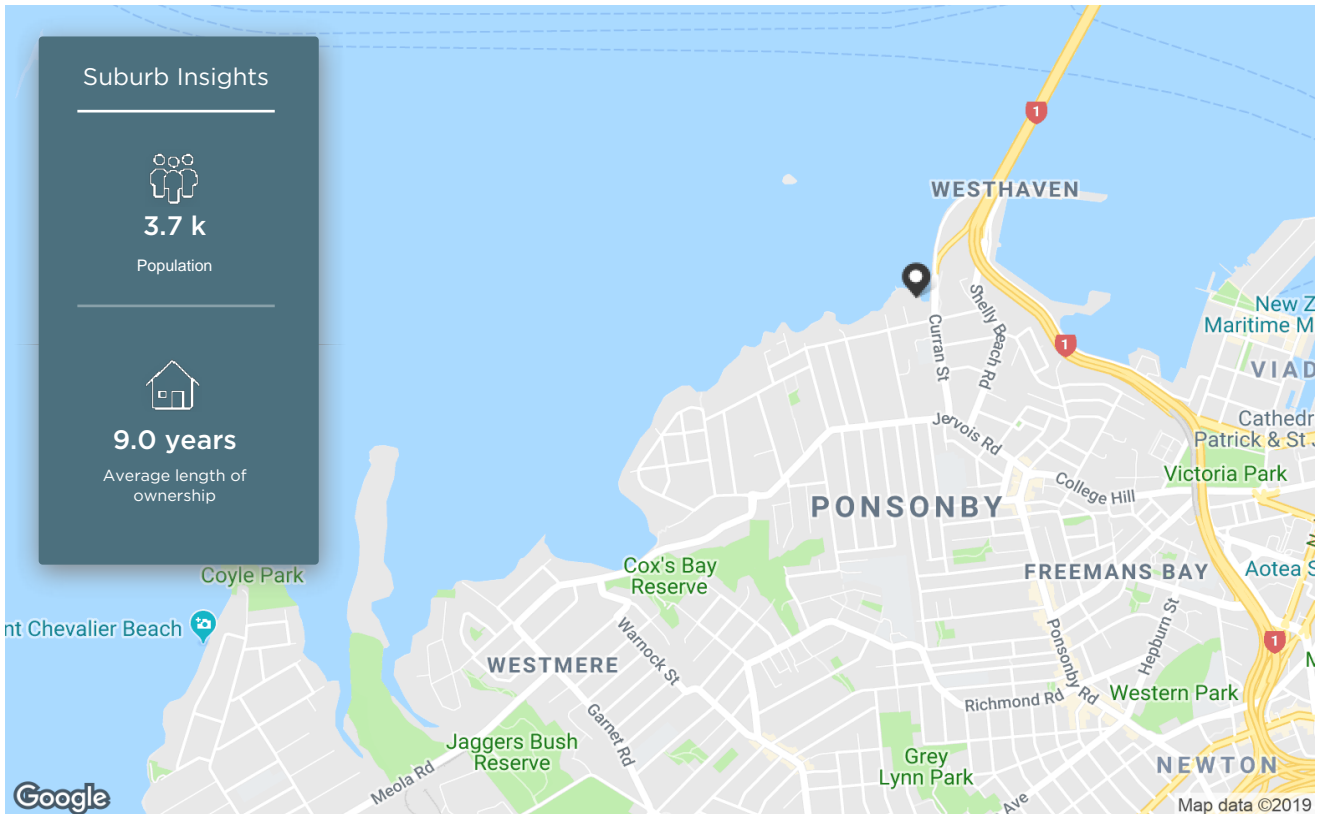


Comparables Map: Sales & Listings



Herne Bay

Demographic

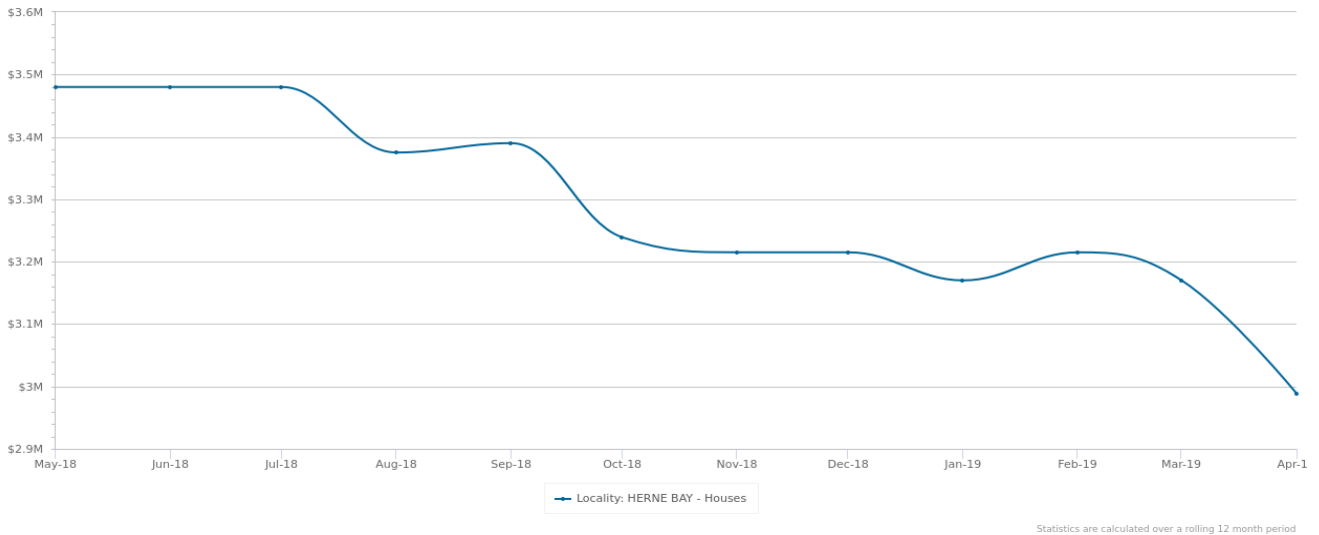


The size of Herne Bay is approximately 1 square kilometres. The population of Herne Bay in 2006 was 3,390 people. By 2013 the population was 3,708 showing a population growth of 9.4% in the area during that time. The predominant age group in Herne Bay is 40-49 years. In general, people in Herne Bay work in a legislators, admin and managers occupation. Currently the median sales price of houses in the area is \$2,989,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	59.6	Agricultural and Fishery	0.1	-20K	2.2	0-9	12.0
Two Families	1.6	Clerical	6.8	20-30K	1.9	10-19	9.2
Three+ Families	0.2	Elementary	4.8	30-50K	3.8	20-29	11.7
Lone Occupant	31.1	Legislators, Admin and Managers	31.7	50-70K	4.4	30-39	14.5
Share Accommodation	5.0	Plant and Machinery Operator	0.7	70-100K	10.7	40-49	16.6
Other	2.2	Professional	27.8	100K+	65.8	50-59	15.2
		Service and Sales	8.6			60-64	6.7
		Technicians	17.1			65+	13.8
		Trades	2.6				

Recent Market Trends

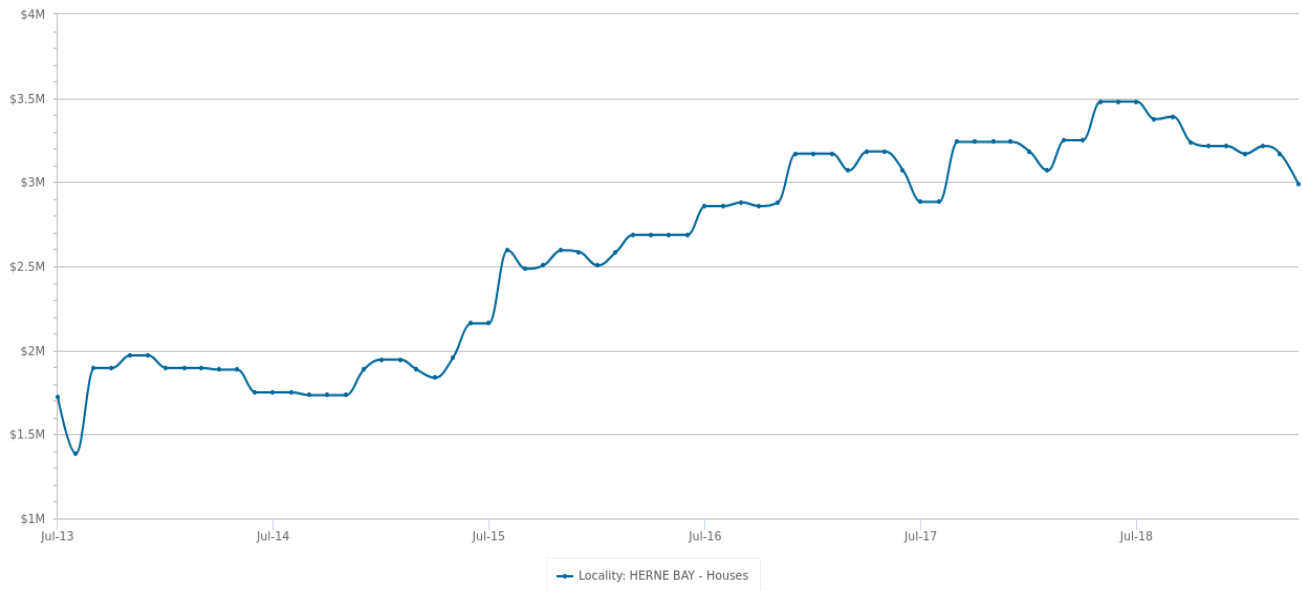
Median Sale Price - 12 months (Residential)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS
Apr 2019	-	\$2,989,000	-5.7% ▼	37	11
Mar 2019	3	\$3,170,000	-1.4% ▼	50	12
Feb 2019	-	\$3,215,000	1.4% ▲	48	13
Jan 2019	3	\$3,170,000	-1.4% ▼	37	10
Dec 2018	-	\$3,215,000	0.0%	37	6
Nov 2018	4	\$3,215,000	-0.7% ▼	31	17
Oct 2018	2	\$3,239,000	-4.5% ▼	31	16
Sep 2018	4	\$3,390,000	0.4% ▲	31	10
Aug 2018	1	\$3,375,000	-3.0% ▼	24	7
Jul 2018	-	\$3,480,000	0.0%	31	7
Jun 2018	3	\$3,480,000	0.0%	24	7
May 2018	2	\$3,480,000	7.1% ▲	24	12

Long Term Market Trends

Median Sale Price - 20 years (Residential)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS
2019	22	\$2,989,000	-8.0% ▼	50	45
2018	33	\$3,250,000	2.1% ▲	24	39
2017	42	\$3,183,000	18.5% ▲	29	34
2016	56	\$2,687,000	46.3% ▲	22	59
2015	38	\$1,837,000	-2.5% ▼	-	-
2014	37	\$1,885,000	-	-	-

Testimonials

Kevin - Auckland



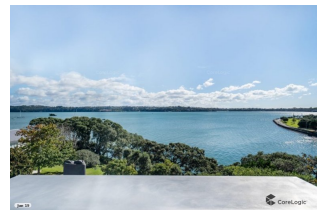
“ I would recommend Scott Smith and the team. My experience selling a home with Scott was excellent. Scott was a pleasure to work with, professional and results focused. Thank you! ”

Kevin Gray

June 2019

Summary

3/3 Masefield Avenue, Herne Bay, Auckland - City



Appraisal price range
\$2,653,000 - \$3,308,000

Notes from your agent

Based on the market activity on properties similar to yours I'm confident that we can get you the appraisal price from our marketing strategy attached.

Disclaimer

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