



Gerard & Karin Charteris

Residential Sales & Marketing

MASTER SALES FOR OUR FARM AREA FOR APPRAISAL JANUARY 10 TO DECEMBER 10

Unit Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
1 4	Benson Rd	\$945,000	Jan-10	TH	4		162	\$960,000	2008
2 4	Benson Rd	\$975,000	Jul-10	TH	3	1/2 622	196	\$970,000	2008
9	Benson Rd	\$711,000	Aug-10	R	3	1/2 730	122	\$730,000	2008
37	Benson Rd	\$1,075,000	Apr-10	TH	4	560	233	\$1,220,000	2008
39	Benson Rd	\$1,302,000	Mar-10	R	3	714	157	\$950,000	2008
44	A Benson Rd	\$1,590,000	Aug-10	R	4	1031	356	\$2,100,000	2008
44	B Benson Rd	\$1,630,000	Aug-10	R	5	1031	356	\$2,100,000	2008
1 56	Benson Rd	\$800,000	Jul-10	TH	3	1/2 799	247	\$890,000	2008
73	B Benson Rd	\$840,000	Jun-10	R	3	1/3 1100	181	\$810,000	2008
85	A Benson Rd	\$1,930,000	Aug-10	R	5	704	410	\$1,590,000	2008
114	Benson Rd	\$1,700,000	Mar-10	R	4	640	356	\$2,250,000	2008
60	Benson Road	\$1,280,000	Nov-10	RD	3	715	131	\$960,000	2008
116	Benson Road	\$1,195,000	Dec-10	RD	3	655	189	\$1,070,000	2008
8	A Brookland Pl	\$735,000	Nov-10	RD	4		167	\$760,000	2008
11	Brookland Pl	\$1,090,000	Jun-10	R	4	895	174	\$860,000	2008
12	A Darwin Lane	\$1,300,000	Mar-10	R	4	1/2 1700	282	\$1,930,000	2008
12	Dell Ave	\$1,070,000	Feb-10	R	5	737	215	\$1,060,000	2008
27	A Dell Ave	\$740,000	Mar-10	TH	3	1/3 903	144	\$820,000	2008
28	Dell Ave	\$1,490,000	Aug-10	R	5	612	213	\$1,190,000	2008
34	Dell Ave	\$1,400,000	Dec-10	RD	5	612	332	\$1,210,000	2008
38	Dell Ave	\$975,000	Oct-10	R	3	612	169	1,010,000	2008
40	Dell Ave	\$1,810,000	Sep-10	R	3	625	278	1,470,000	2008
1	Entrican Ave	\$4,500,000	Aug-10	R	6	1988	327	4,020,000	2008
11	Entrican Ave	\$2,800,000	Aug-10	R	5	883	415	\$2,050,000	2008
24	Entrican Ave	\$1,200,000	Dec-10	Rd		900	156	\$1,440,000	2008
44	Entrican Avenue	\$1,950,000	Nov-10	RD	4	1390	278	\$2,490,000	2008
5	Homai St	\$1,630,000	Oct-10	R	4	1022	239	\$1,450,000	2008
1	Kenny Rd	\$1,290,000	Aug-10	R	4	612	181	\$960,000	2008
23	Kenny Rd	\$1,000,000	Apr-10	R	3	1/2 779	240	\$1,010,000	2008
28	Kenny Rd	\$1,825,000	Mar-10	R	4	859	218	\$1,220,000	2008
19	A Kitirawa Road	\$585,000	Nov-10	RD	2	1/2 665	128	\$730,000	2008
2	Komaru St	\$1,000,000	Feb-10	R	3	650	166	\$970,000	2008
28	Komaru St	\$1,240,000	Jun-10	R	4	650	213	\$1,040,000	2008
2 3	Lucerne Rd	\$412,500	Jul-10	TH	2	1/4 1014	99	\$445,000	2008
3	3 Lucerne Rd	\$420,000	May-10	2		1/4 1014	99	\$445,000	2008
5	A Lucerne Rd	\$655,000	Mar-10	TH	3	1/2 842	171	\$670,000	2008
14	A Lucerne Rd	\$1,700,000	Dec-10	RD	4	779	237	\$1,400,000	2008
1 29	Lucerne Rd	TBA	Oct-10	RD	4	1/3 Sh 1055	198	\$735,000	2008
51	Lucerne Rd	\$1,255,000	Feb-10	R	4	643	154	\$920,000	2008
5 62	Lucerne Rd	\$240,000	Mar-10		1		51	\$320,000	2008
65	B Lucerne Rd	\$685,000	May-10	3		1/2 1012	158	\$730,000	2008
79	Lucerne Rd	\$862,000	Dec-10	Rd		766	124	\$700,000	2008
81	Lucerne Rd	\$745,000	Dec-10	RD	2	766	90	\$700,000	2008
84	A Lucerne Rd	\$2,250,000	Mar-10	R	3	673	260	\$2,080,000	2008
89	B Lucerne Rd	TBA	Sep-10	R	2	1/3 1012	92	\$385,000	2008
91	Lucerne Rd	\$1,010,000	Jun-10	R	4	1012	187	\$1,130,000	2008
96	Lucerne Rd	\$4,300,000	Oct-10	R	4	964	658	\$4,130,000	2008
97	Lucerne Rd	\$926,000	Apr-10	R	4	607	210	\$850,000	2008
103	Lucerne Rd	\$1,300,000	Jul-10	R	4	1011	213	\$1,300,000	2008
2 107	Lucerne Rd	\$435,000	Aug-10	U	2	1/3 1011	97	\$375,000	2008
1 77	Lucerne Road	\$535,000	Nov-10	RF	2	1/3 sh 1012	107	\$470,000	2008
34	Martin Ave	\$1,280,000	Nov-10	RD	5	685	214	\$1,260,000	2008
3 5	Orakei Rd	\$348,000	Feb-10	U	2	1/10 1330	59	\$295,000	2008
8	C Orakei Rd	\$2,240,000	Mar-10	R	4		490	\$2,495,000	2008
9	Orakei Rd	\$1,300,000	Mar-10	R	4	1148	206	\$1,160,000	2008
11	Orakei Rd	\$1,320,000	Jul-10	R	4	1057	322	2,390,000	2008
12	Orakei Rd	\$1,100,000	Dec-10	RD	4	657	238	\$1,080,000	2008
25	Orakei Rd	\$1,840,000	Aug-10	RD	4	1118	280	\$1,490,000	2008
4 39	Orakei Rd	\$1,050,000	Oct-10	TH	4	1/4 Sh 1585	229	\$1,120,000	2008
2 42	Orakei Rd	\$620,000	Jan-10	TH	3		143	\$655,000	2008
4 42	Orakei Rd	\$1,050,000	Mar-10	R	3	1/4 1426	176	\$920,000	2008
42	A Orakei Rd	\$1,198,500	Dec-10	RD		607	174	\$1,130,000	2008
60	A Orakei Rd	\$1,340,000	Sep-10	R	5	600	338	1,580,000	2008
66	A Orakei Rd	\$1,855,000	Nov-10	RD	4	1168	256	\$1,540,000	2008
99	Orakei Rd	\$1,750,000	Jul-10	R	4	950	350	\$1,470,000	2008
114	Orakei Rd	\$980,000	Jul-10	R	5	676	279	\$1,070,000	2008
123	A Orakei Rd	\$1,187,500	Mar-10	4		801	257	\$1,650,000	2008
124	Orakei Rd	\$820,000	Mar-10	R	3	665	206	\$910,000	2008
184	Orakei Rd	\$2,900,000	Nov-10	RD	6	1667	400	\$2,990,000	2008
4	Rakau St	\$1,532,500	Sep-10	R	5	1118	230	\$1,490,000	2008
9	Rangitoto Ave	\$1,790,000	Apr-10	R	4	1008		\$1,420,000	2008
16	Rangitoto Ave	\$1,491,000	Mar-10	R	3	1022	189	\$1,280,000	2008
32	Rangitoto Ave	\$1,230,000	Sep-10	R	4	938	255	\$1,150,000	2008

Unit Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
34	Rangitoto Ave	\$1,000,000	Aug-10	R	3	771	151	\$870,000	2008
52	Rangitoto Ave	\$940,000	Feb-10	R	3	701	185	\$940,000	2008
11	Ranui Rd	\$1,730,000	Apr-10	R	4	607	200	\$1,650,000	2008
12	Ranui Rd	\$1,460,000	Jan-10	R	4	785		\$1,400,000	2008
23	Ranui Rd	\$2,450,000	Apr-10	R	4	764		\$2,370,000	2008
38	Ranui Rd	\$1,365,000	Jan-10	R	5	613	294	\$1,320,000	2008
5	Ranui Road	\$915,000	Nov-10	RD	2	613	117	\$940,000	2008
1	Raukura Lane	\$650,000	Feb-10	TH	2	255	113	\$780,000	2008
15	Raumati Rd	\$1,460,000	Sep-10	R	4	986	194	\$1,130,000	2008
3	Upland Rd	\$1,050,000	Jun-10	TH	3	1/4 1987	225	\$1,220,000	2008
18	A Upland Rd	\$3,000,000	Feb-10	R	4	1094	448	\$2,800,000	2008
35	Upland Rd	\$2,900,000	Mar-10	R	4	1037	374	\$2,070,000	2008
37	Upland Rd	\$4,100,000	Feb-10	R	5	2238	375	\$3,380,000	2008
60	Upland Rd	\$1,511,000	Mar-10	R	4	721	242	\$1,160,000	2008
72	Upland Rd	\$1,401,000	Apr-10	R	4	667		\$1,150,000	2008
81	Upland Rd	\$651,000	Apr-10	R	3	1005	119	\$650,000	2008
103	Upland Rd	\$792,500	Apr-10	R	2	630	87	\$840,000	2008
1 107	Upland Rd	\$610,000	Aug-10	TH	4	1/3 961	180	\$735,000	2008
115	Upland Rd	\$1,355,000	Sep-10	R	4	1/2 690	198	\$1,210,000	2008
138	Upland Rd	\$1,260,000	Sep-10	R	3	766	222	\$1,060,000	2008
158	Upland Rd	\$2,430,000	May-10	R	4	1197	455	\$2,670,000	2008
168	Upland Rd	\$1,455,000	Apr-10	R	3	612	191	\$1,550,000	2008
172	B Upland Rd	\$840,000	Oct-10	R	4	1/3 sh 1176	128	\$735,000	2008
1 174	B Upland Rd	\$725,000	Feb-10	TH	2	3856		\$695,000	2008
2 187	Upland Rd	\$802,000	Feb-10	TH	3	1/3 943	171	\$800,000	2008
190	Upland Rd	\$2,300,000	Apr-10	R	4	774	415	\$2,300,000	2008
1 198	Upland Rd	\$401,000	Mar-10	U	2	1/6 1558	75	\$400,000	2008
13	Ventnor Rd	\$696,000	Sep-10	R	4	695	161	\$1,000,000	2008
7	Woodley Ave	\$2,650,000	Jan-10	R	6	1118		\$2,570,000	2008
9	Woodley Ave	\$1,700,000	Mar-10	R	5	1209	225	\$2,020,000	2008

While all care has been taken in the compilation of this brochure & web site - accuracy cannot be guaranteed



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