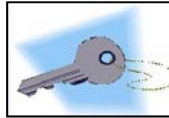




Our perspective on real estate



Our commitment is your key to success



Gerard & Karin Charteris
Residential Sales & Marketing



October 2009

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New Real Estate Act Set to Boost Confidence in Real Estate Industry:

Buying or selling a home is likely to be the most expensive outlay many of us will enter into. Kirsty McDonald QC and chairwoman of the Real Estate Agents Authority stated in her article in the Herald, Monday 23 November, that professionalism and consumer protection provide the focus for the Real Estate Agents Authority which was launched last week. Established under the Real estate Agents Act 2008 its goals are to provide consumer protection, to raise industry standards and to raise public confidence in the performance of real estate agency work.

In principle it will provide for a range of measures including licensing, an independent and transparent complaints process, a compulsory code of conduct, consumer information and continuing education.

We have recently posted a web link www.gerardcharteris.com which has information and hints for buyers and sellers together with our new listings and sales and 3 of our recent auctions—a townhouse, family home and a 'pre-auction offer' auction, so that you can see how each work in more detail.

We have also posted a copy of the required consumer information leaflets "NZ Residential Property Sale and Purchase Agreements Guide"; "NZ Residential Property Agency Agreements Guide", and "Real Estate Agents Act (Professional Conduct and Client Care) Rules 2009" for your information and access. We can post a copy to you if you prefer. Simply contact us with your postal details.

We are excited that these new measures will enhance our working environment, encourage open transparency in the industry and strengthen consumer confidence in our profession. Please feel free to contact us if you have any questions regarding the new act. If we don't have the answer we will source the information for you.

If you are considering buying or selling please feel free to contact us: DDI: 524 1653; Mob (021)9996622 or email: gerard.charteris@clear.net.nz

Our New Listings:

3/24 Grand View Road: 3bedroom t/h in quiet, leafy surroundings. Sunny and elevated with bedroom and bathroom on entry level & own access outdoors. Auction



3/27 Victoria Avenue: 2 bedroom single level apartment with views to

Rangitoto. Light and sunny with 2 car garaging, internal access & in both GZs. Auction.



Our recent sales: Sold under the hammer:

12 Hunterville Court, Ellerslie: \$630,000
24 Dunkerron Avenue, Epsom: \$865,000
40 Dunkerron Avenue, Epsom: \$841,000
31 Kitchener Rd, Sandringham: \$712,000

By negotiation:

GB 519 Remuera Road, Remuera.



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OUR PERSPECTIVE ON REAL ESTATE



November Listings 2009

ADDRESS	CO.	LIST PRICE	CV	ADDRESS	CO.	LIST PRICE	CV
5A Benson Rd	Ray White	Auction	\$1,090,000	8C Orakei Rd	Bayleys	Neg	\$2,495,000
33 Benson Rd	Premium	Neg	\$4,230,000	60A Orakei Rd	Unlimited	Auction	\$1,580,000
52Benson Rd	Bayleys	Neg	\$2,350,000	86A Orakei Rd	Harcourts		\$1,520,000
1/4 Benson Rd	Boulgaris	Auction	\$960,000	139D Orakei Rd	Bayleys	Neg	\$1,200,000
1/75 Benson Rd	Bayleys	Auction	\$245,000	184 Orakei Rd	Bayleys	Auction	\$2,990,000
2/75 Benson Rd	Bayleys	Auction	\$245,000	1 Rangitoto Ave	Harcouts	\$1,400,000	\$1,400,000
3/75 Benson Rd	Bayleys	Auction	\$670,000	12 Ranui Rd	Barfoot	Neg	\$1,400,000
8A Crown Ln	Ray White	Neg		23 Ranui Rd	Barfoot	\$2,595,000	\$1,700,000
9 Darwin Ln	Bayleys	Neg	\$2,300,000	25 Ranui Rd	Private	Neg	\$1,280,000
40 Dell Ave	Unlimited	Neg	\$1,470,000	14 Raumati Rd	Barfoot	Neg	\$980,000
16 Kenny Rd	Bayleys	Neg	\$1,130,000	18A Upland Rd	Unlimited	Neg	\$2,590,000
28 Kenny Rd	Unlimited	Neg	\$1,220,000	27C Upland Rd	Bayleys	Auction	\$1,550,000
4/27 Lucerne Rd	Harcourts	Auction	\$395,000	78 Upland Rd	Barfoot	Neg	\$3,370,000
39 Lucerne Rd	Bayleys	Neg	\$1,270,000	140 Upland Rd	Bayleys	Neg	\$1,030,000
65B Lucerne Rd	Barfoot	\$730,000	\$730,000	158 Upland Rd	Barfoot	Neg	\$2,670,000
110 Lucerne Rd	Harveys	Neg	\$3,690,000	162 Upland Rd	Barfoot	Auction	\$1,590,000
110A Lucerne Rd	Unlimited	\$1,950k	\$1,820,000	2/187 Upland Rd	Bayleys	Neg	\$800,000
125A Lucerne Rd	Private	Neg	\$550,000	A1/190 Upland Rd	Unlimited	\$1,120,000	\$1,120,000
15A Martin Ave	Ray White	Neg	\$980,000	14B Ventnor Rd	Ray White	Neg	
34 Martin Ave	Barfoot	Neg	\$1,260,000	14C Ventnor Rd	Ray White	Neg	\$3,300,000
2/5 Orakei Rd	Ray White	Neg	\$295,000				
8/5 Orakei Rd	Private	\$395,000	\$300,000				

October Sales 2009

Address	Sale Price	Sale Date	Company	Type	Bedrooms	C.V.
16 Kenny Rd	\$777,500	Nov-02	Bayleys	RD	3	\$1,130,000
3/13 Komaru St	\$952,000	Aug-09	Barfoot	RD	3	\$910,000
5/27 Lucerne Rd	\$420,000	Oct-09	Barfoot	RF	2	\$380,000
44 Lucerne Rd	\$1,608,000	Aug-09	Unlimited	RD	4	\$1,380,000
76G Lucerne Rd	\$1,160,000	Sep-09	Bayleys	Site		\$1,420,000
123A Orakei Rd	\$2,255,000	Nov-09		RD	4	\$1,650,000
132A Orakei Rd	\$1,080,000	Oct-09		RD	3	\$1,210,000
68 Upland Rd	\$765,000	Oct-09	Bayleys	RD	3	\$840,000
172B Upland Rd	\$732,500	Oct-09		RD	3	\$735,000
1 Ventnor Rd	\$1,750,000	Oct-09		R	3	\$1,600,000

Barfoot & Thompson
Since 1923 MREINZ

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