



# Gerard & Karin Charteris

## Residential Sales & Marketing

### MASTER SALES FOR REMUERA FROM JANUARY TO DECEMBER 2009 BY STREET

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
		8 Abbotts Way	\$655,000	Jul-09	R	3	759		\$670,000	2008
		30 Abbotts Way	\$751,000	Jun-09	R				\$560,000	2008
		31 Abbotts Way	\$500,000	Apr-09	TH				\$520,000	2008
		37 Abbotts Way	\$460,000	Aug-09	RD	3	641	95	\$460,000	2008
		81 Abbotts Way	\$450,800	Apr-09	R				\$440,000	2008
		121 Abbotts Way	\$410,000	Jan-09	R				\$580,000	2008
1		153 Abbotts Way	\$370,000	Sep-09	U	2	1/2 623m2	55	\$310,000	2008
		8 Ada St	\$825,000	Apr-09	R				\$930,000	2008
		8A Ada St	\$775,000	Dec-09	R	4	490	257	\$820,000	2008
		20 Aldred Rd	\$936,000	Jul-09	R	3	928	185	\$1,410,000	2008
		31 Aldred Rd	\$850,000	Dec-09	U				\$920,000	2008
1		33 Aldred Rd	\$780,000	Jul-09	R	2	1/6 1829m2	101	\$670,000	2008
		22B Aldred Rd	\$1,890,000	Mar-09	R				\$1,940,000	2008
		1 Armadale Rd	\$865,000	Jul-09		3		161	\$950,000	2008
		5 Armadale Rd	\$1,000,000	Nov-09					\$1,000,000	2008
7		9 Armadale Rd	\$308,000	Sep-09	U	2	1/7 1011m2	52	\$270,000	2008
4		13 Armadale Rd	\$330,100	May-09	U				\$285,000	2008
6		13 Armadale Rd	\$310,000	Aug-09	U	2	1011	54	\$285,000	2008
		15 Armadale Rd	\$1,120,000	Jul-09	R	4	1/2 1164m2	191	\$1,150,000	2008
		34 Armadale Rd	\$1,075,000	Jul-09		4	476	202	\$1,170,000	2008
		40 Armadale Rd	\$965,000	Mar-09	R				\$900,000	2008
		54 Armadale Rd	\$843,000	May-09	R				\$820,000	2008
		17B Armadale Rd	\$580,000	Feb-09	TH				\$490,000	2008
		1B Armadale Rd	\$880,000	Jun-09	TH				\$950,000	2008
		30D Armadale Rd	\$1,055,000	May-09	TH				\$1,060,000	2008
		34A Armadale Rd	\$995,000	Jul-09	R	4	419	148	\$870,000	2008
		5 Arney Cres	\$1,906,000	Apr-09	R				\$2,330,000	2008
		19 Arney Cres	\$3,900,000	Feb-09	R				\$3,070,000	2008
		36 Arney Cres	\$2,000,000	Mar-09	R				\$2,160,000	2008
1		38 Arney Cres	\$925,000	Aug-09	TH	2		200	\$100,500	2008
		30A Arney Cres	\$2,200,000	Dec-09	R	5	873	5	\$3,420,000	2008
5		39 Arney Rd	\$545,000	Aug-09	RA		1/6 1687m2	97	\$545,000	2008
		62 Arney Rd	\$1,800,000	Aug-09	R		792	237	\$1,540,000	2008
		94 Arney Rd	\$2,300,000	Sep-09	R	4	607		\$1,800,000	2008
		130 Arney Rd	\$1,520,000	Dec-09	R	3	616	226	\$1,460,000	2008
		130 Arney Rd	\$1,520,000	Dec-09		3	616		\$1,460,000	2008
		106A Arney Rd	\$1,675,000	Sep-09	R	4	1315	344	\$1,630,000	2008
		55A Arney Rd	\$1,400,000	Dec-09	APT	4	652		\$1,680,000	2008
		26 Ascot Ave	\$925,000	Apr-09	TH				\$980,000	2008
1		52 Ascot Ave	\$5,915,000	Nov-09		3			\$545,000	2008
		59 Ascot Ave	\$700,500	Mar-09	R				\$770,000	2008
		16C Ascot Ave	\$945,000	Nov-09		4	395		\$1,070,000	2008
		34B Ascot Ave	\$440,000	Feb-09	TH				\$460,000	2008
		4A Ascot Ave	\$335,000	Mar-09	U				\$350,000	2008
		4A Ascot Ave	\$455,000	Jul-09	U	3	0	0	\$350,000	2008
		33 Athol Pl	\$485,000	Nov-09					\$485,000	2008
		8 Avice St	\$710,000	Oct-09	R	3	1/2 672m2	133	\$700,000	2008
		17 Avice St	\$1,430,000	Jul-09	R	5	516		\$1,550,000	2005
		5 Baden Powell Pl	\$716,000	Jun-09	R				\$640,000	2008
		18 Baden Powell Pl	\$530,000	Apr-09	R				\$600,000	2008
1A		2 Bassett Rd	\$1,150,000	Apr-09	APT				\$1,610,000	2008
2A		2 Bassett Rd	\$1,150,000	Apr-09	APT				\$1,840,000	2008
		9 Bassett Rd	\$3,450,000	Oct-09	R	5	996	337	\$3,640,000	2008
		15 Bassett Rd	\$3,650,000	May-09	R				\$2,640,000	2008
		69 Bassett Rd	\$580,000	Mar-09	U				\$565,000	2008
7		82 Bassett Rd	\$620,000	Feb-09	TH				\$590,000	2008
		90 Bassett Rd	\$1,200,000	Feb-09	R				\$1,140,000	2008
3		91 Bassett Rd	\$860,000	Aug-09	R	3	210	180	\$715,000	2008
		109 Bassett Rd	\$1,060,000	Jul-09	R	4	651	243	\$960,000	2008
		115 Bassett Rd	\$1,080,000	Sep-09	R	4	1/4 1375m2	206	\$810,000	2008
		123 Bassett Rd	\$820,000	Dec-09	R	3	140	118	\$740,000	2008
		132 Bassett Rd	\$1,200,000	May-09	TH				\$810,000	2008
2		136 Bassett Rd	\$577,000	May-09	TH				\$885,000	2008
A		136 Bassett Rd	\$750,000	Sep-09	RD	3	1/6 2649m2	154	\$870,000	2008
		141 Bassett Rd	\$687,000	Mar-09	R				\$790,000	2008
		123A Bassett Rd	\$715,000	Mar-09	R				\$780,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
		130A Bassett Rd	\$920,000	Apr-09	R				\$1,030,000	2008
		136C Bassett Rd	\$760,500	Oct-09	TH	3	440	187	\$910,000	2008
		148A Bassett Rd	\$268,000	Nov-09					\$420,000	2008
		39A Bassett Rd	\$3,000,000	Feb-09	R				\$4,350,000	2008
		80B Bassett Rd	\$990,000	Oct-09	R	4	1669	181	\$1,320,000	2008
		10 Bell Rd	\$1,265,000	Oct-09	R	4	562	229	\$1,310,000	2008
		58 Bell Rd	\$1,805,000	Apr-09	R				\$1,650,000	2008
		17B Bell Rd	\$532,000	Oct-09	TH	3	1/4 1922m2	123	\$700,000	2008
1		14 Belmont Tce	\$1,065,000	May-09	R				\$980,000	2008
		15 Benson Rd	\$420,000	Oct-09	U	2	931		\$420,000	2005
		33 Benson Rd	\$3,098,000	Dec-09	R	4	0		\$3,360,000	2008
		49 Benson Rd	\$1,810,000	Jun-09	R				\$1,910,000	2008
		59 Benson Rd	\$430,000	Dec-09					\$355,000	2008
		113 Benson Rd	\$2,050,000	Apr-09	R				\$1,270,000	2008
		29A Benson Rd	\$1,052,000	Jun-09	TH				\$1,050,000	2008
		16 Burwood Cres	\$2,530,000	Nov-09	R	3	1146	213	\$2,040,000	2008
		37 Burwood Cres	\$1,950,000	Jan-09	R				\$1,900,000	2008
		7A Burwood Cres	\$1,365,000	Aug-09	R	4	1/2 1012m2	282	\$2,030,000	2008
		11 Buttle St	\$1,100,000	Dec-09	R	4	614		\$1,020,000	2008
		14 Buttle St	\$1,355,000	Jun-09	R				\$1,180,000	2008
		27 Buttle St	\$780,000	Nov-09	R	3	685		\$840,000	2008
		23A Buttle St	\$1,185,000	Jan-09	R					2008
7		17 Chatfield Pl	\$835,000	Oct-09	TH	5	1/6 1937m2	140	\$775,000	2008
		31 Clonbern Rd	\$475,000	Jun-09	U	3		117		
2B		63 Clonbern Rd	\$720,000	Nov-09	TH	3	0	160	\$945,000	2008
		68 Clonbern Rd	\$1,197,000	May-09		4	658	206	\$1,050,000	2008
		80 Clonbern Rd	\$920,000	Oct-09	R				\$1,000,000	2008
		84 Clonbern Rd	\$940,000	Jan-09	R	4	1/8 4834m2	189	\$1,030,000	2008
		99 Clonbern Rd	\$558,000	Sep-09	R				\$580,000	2008
1		42A Clonbern Rd	\$455,000	Mar-09	U	2	1174		\$410,000	2008
		25 Combes Rd	\$806,000	Feb-09	R				\$810,000	2008
		34 Combes Rd	\$750,000	Dec-09	R				\$770,000	2008
1		40 Combes Rd	\$1,385,000	Nov-09	TH	5	369	345	\$1,270,000	2008
		40 Combes Rd	\$1,180,000	Feb-09	R				\$1,310,000	2008
		51 Combes Rd	\$1,275,000	May-09	H&I				\$2,010,000	2008
		27A Combes Rd	\$605,000	Jan-09	TH				\$710,000	2008
		27B Combes Rd	\$551,000	Mar-09	TH				\$630,000	2008
		5 Conrad Dr	\$810,000	Nov-09	R				\$910,000	2008
		15 Corinth St	\$792,500	May-09	R	4	743		\$760,000	2008
		29 Corinth St	\$1,100,000	Nov-09	R				\$930,000	2008
		13A Corinth St	\$710,000	Nov-09	R	3	1/3 1429		\$700,000	2008
		8 Cotter Ave	\$752,000	Aug-09					\$730,000	2008
		10 Cotter Ave	\$720,000	Sep-09	TH	3		145	\$790,000	2008
		24 Cotter Ave	\$1,450,000	Nov-09	R	4	1049	234	\$1,410,000	2008
		8B Crown Ln	\$1,510,000	Jul-09	APT	3				
		12 Dell Ave	\$1,070,000	Nov-09	R	5	737	215	\$1,060,000	2008
		20 Dell Ave	\$1,109,000	Feb-09	R				\$1,060,000	2008
		32 Dell Ave	\$1,065,000	May-09	R				\$1,040,000	2008
		27B Dell Ave	\$819,381	Jun-09	TH				\$810,000	2008
		1 Dempsey St	\$490,000	Dec-09	TH				\$530,000	2008
		17 Dempsey St	\$972,000	May-09	R	3	782	139	\$730,000	2008
		11B Dempsey St	\$695,000	Mar-09	TH				\$720,000	2008
		11 Dilworth Ave	\$1,650,000	May-09	R				\$1,725,000	2008
		26A Dilworth Ave	\$1,530,000	May-09	R				\$1,470,000	2008
		7 Dromorne Rd	\$725,000	May-09	R				\$1,590,000	2008
		8 Dromorne Rd	\$2,480,000	May-09	R				\$2,470,000	2008
		35 Dromorne Rd	\$862,500	May-09	R	3	594	168	\$790,000	2008
		15A Dromorne Rd	\$828,000	Aug-09	R	3	119		\$770,000	2008
		23A Dromorne Rd	\$1,394,000	May-09	R	4	658		\$1,510,000	2008
2		8 Dunholme Rd	\$855,000	May-09	TH				\$810,000	2008
		42 Eastbourne Rd	\$1,160,000	Oct-09	R				\$1,430,000	2008
		10 Ely Ave	\$1,500,000	Jul-09	R	4	362	237	\$1,080,000	2008
		16 Entrican Ave	\$2,325,000	Aug-09	R	6	842	482	\$2,600,000	2008
		16 Entrican Ave	\$2,325,000	Jul-09	R	3	842	392	\$2,600,000	2008
		23 Entrican Ave	\$1,560,000	Aug-09	R	4	2/3 1320m2	244	\$1,740,000	2008
		23 Entrican Ave	\$1,560,000	Mar-09	R	4	2/3 1320m2	244	\$1,740,000	2008
		24 Entrican Ave	\$1,231,000	Jun-09	R				\$1,440,000	2008
		16 Furneaux Way	\$973,000	Feb-09	TH	4	0		\$1,210,000	2008
		18C Furneaux Way	\$840,000	Sep-09	TH				\$1,015,000	2008
		2 Glenbrook St	\$1,700,000	Dec-09	R	4	812		\$1,510,000	2008
		10 Glenbrook St	\$940,000	Apr-09	TH	2	0		\$930,000	2008
		28 Grand Dr	\$645,000	Apr-09	R				\$670,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
3	59	Grand Dr	\$601,000	Oct-09	R				\$580,000	2008
	71	Grand Dr	\$620,000	Dec-09	R	3	645	98	\$580,000	2008
	90	Grand Dr	\$690,000	Jan-09					\$670,000	2008
	103	Grand Dr	\$542,000	Sep-09	R				\$610,000	2008
	202	Grand Dr	\$205,000	Oct-09	S		622		\$320,000	2008
	17	Grand View Rd	\$626,500	Dec-09	R	3	1014		\$650,000	2008
3	24	Grand View Rd	\$590,000	Apr-09	TH	3	1/4 1131		\$600,000	2008
	11B	Grand View Rd	\$478,000	Nov-09	R				\$580,000	2008
	21B	Grand View Rd	\$839,800	Sep-09	R	5	500		\$1,120,000	2008
	22A	Grand View Rd	\$565,000	May-09	TH	3	0		\$530,000	2008
16	130	Great South Rd	\$563,000	Jun-09	TH				\$505,000	2008
30	130	Great South Rd	\$550,000	Jun-09	TH	3	0		\$500,000	2008
35	130	Great South Rd	\$600,000	Feb-09	TH				\$565,000	2008
46	130	Great South Rd	\$540,000	Jun-09	TH				\$500,000	2008
48	130	Great South Rd	\$461,000	Nov-09	TH				\$405,000	2008
38	130	Great South Rd	\$605,000	Nov-09	TH	4		200	\$565,000	2008
52A	130	Great South Rd	\$200,000	Mar-09	TH	1			\$210,000	2008
	130	Great South Rd	\$480,000	Mar-09	R					2008
	130	Great South Rd	\$569,000	Oct-09	TH					2008
	234A	Great South Rd	\$596,000	Nov-09	TH	3		141	\$680,000	2008
	88F	Great South Rd	\$392,000	Aug-09	TH	2		73	\$285,000	2008
1	20	Green Lane East	\$878,000	Aug-09	RD		1/2 1012m2	198	\$820,000	2008
	23	Green Lane East	\$555,000	May-09	RD		1/2 766m2	74	\$520,000	2008
	66	Green Lane East	\$540,000	Aug-09	R					2008
	43B	Green Lane East	\$1,290,000	May-09	R	6	592		\$1,250,000	2008
	8	Greenlane Rd	\$975,000	Jul-09	R					2008
1	20	Greenlane Rd	\$878,000	Oct-09	R	4	1012		\$800,000	2005
15	31	Greenlane Rd East	\$555,000	Jul-09	APT	2		124	\$595,000	2008
1	20	Greenlane Road East	\$878,000	Jul-09	R	4	0	198	\$820,000	2008
	4	Greenlanne Rd East	\$200,000	Jul-09	RF		1/2 607	60	\$265,000	2008
	10	Haast St	\$525,000	Sep-09	RD	3-4	660	153	\$760,000	2008
	24	Haast St	\$660,000	Oct-09	TH	3	1/2 1139m2	134	\$670,000	2008
	24	Haast St	\$660,000	Nov-09	R	3	1139		\$670,000	2008
	1A	Haast St	\$720,000	Dec-09	TH	3	1889		\$710,000	2008
	11	Hapua St	\$850,000	Aug-09	R	4	641	166	\$860,000	2008
	43	Hapua St	\$750,000	Mar-09	RD	3	685	162	\$810,000	2008
	64	Hapua St	\$482,500	Apr-09	TH				\$485,000	2008
	65	Hapua St	\$750,000	Dec-09	R				\$670,000	2008
	33A	Hapua St	\$775,000	Oct-09	R	4	673		\$930,000	2008
	9	Hilltop St	\$1,050,000	Jun-09	R	4	1522	192	\$1,170,000	2008
	7B	Hilltop St	\$1,039,000	Nov-09	R				\$1,120,000	2008
	5	Hiriri Ave	\$1,670,000	Jul-09	R	5	1012		\$1,260,000	2008
	19	Hubert Henderson Pl	\$730,000	Sep-09	R	4	1148		\$1,170,000	2008
	1A	Hubert Henderson Pl	\$388,275	Jul-09	R	2				
	1	Ingram Rd	\$1,020,000	Aug-09	TH	4	867		\$990,000	2008
	8	Ingram Rd	\$2,050,000	Aug-09	R	4	642	220	\$1,400,000	2008
	20	Ingram Rd	\$795,000	Sep-09	RD	4	1/2 928m2	114	\$900,000	2008
	6	James Cook Cres	\$1,600,000	Sep-09	R	4	469	270	\$1,960,000	2008
4D	24	James Cook Cres	\$1,825,000	Apr-09	APT	4	0	235	\$1,645,000	2008
	24	James Cook Cres	\$690,000	May-09	APT					2008
2E	36	James Cook Cres	\$775,000	Jan-09	APT				\$730,000	2008
4C	36	James Cook Cres	\$600,000	Mar-09	APT				\$640,000	2008
7A	36	James Cook Cres	\$650,000	Jul-09	APT				\$740,000	2008
	36	James Cook Cres	\$440,000	Jun-09		2				2008
3B	16	Joseph Banks Tce	\$725,000	May-09	APT				\$700,000	2008
	17	Joseph Banks Tce	\$1,210,000	Nov-09	TH				\$1,300,000	2008
4B	18	Joseph Banks Tce	\$850,000	Mar-09	APT	2		138	\$805,000	2008
	18	Joseph Banks Tce	\$365,000	Feb-09	APT					2008
	21	Joseph Banks Tce	\$1,120,000	Aug-09	TH				\$1,300,000	2008
	9A	Keith Ave	\$1,180,000	Dec-09	R	3	407	268	\$1,010,000	2008
	13	Kelvin Rd	\$850,000	Jul-09	R	4	812	198	\$880,000	2008
	60	Kelvin Rd	\$970,000	Jun-09	RD	4	1/3 1975m2	195	\$840,000	2008
	1A	Kelvin Rd	\$1,200,000	Oct-09	R				\$1,060,000	2008
	39B	Kelvin Rd	\$1,075,000	Jan-09	R	5	531		\$920,000	2008
	6A	Kelvin Rd	\$810,000	Aug-09	R				\$820,000	2008
	28	Kenneth Small Pl	\$820,000	Feb-09	R	5	816	206	\$960,000	2008
	7	Kenny Rd	\$1,010,000	May-09	R				\$1,020,000	2008
	10	Kenny Rd	\$845,000	May-09	R				\$980,000	2008
	11	Kenny Rd	\$750,000	Nov-09	R				\$840,000	2008
	16	Kenny Rd	\$1,180,000	Apr-09	R	3	540	181	\$1,130,000	2008
	12A	Kenny Rd	\$980,000	Jun-09	TH				\$1,050,000	2008
	11	Kitirawa Rd	\$800,000	Sep-09	R				\$800,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
		2 Komaru St	\$1,000,000	Aug-09	R	3	650	166	\$970,000	2008
		8 Komaru St	\$920,000	Jul-09	R	3	1/3 1315m2	128	\$900,000	2008
		12 Komaru St	\$960,000	Aug-09	R	3	607	152	\$930,000	2008
3		13 Komaru St	\$952,000	Oct-09	TH	4	1012		\$910,000	2008
		18 Komaru St	\$970,000	Aug-09	R	4	0		\$1,140,000	2008
2		2 Koraha St	\$640,000	Aug-09	TH	3	147	189	\$645,000	2008
		2 Koraha St	\$780,000	Nov-09	R	3	762		\$890,000	2008
		75 Koraha St	\$445,000	Oct-09					\$420,000	2008
		40A Koraha St	\$615,000	Oct-09	R	3		133	\$650,000	2008
		40C Koraha St	\$650,000	Oct-09	TH	3	1452		\$575,000	2008
		64A Koraha St	\$664,000	May-09	R	3	1087		\$670,000	2008
		74A Koraha St	\$915,000	Sep-09	R				\$1,090,000	2008
		68 Ladies Mile	\$1,545,000	Aug-09	R	5	1727	337	\$1,410,000	2008
		104 Ladies Mile	\$698,000	Mar-09	RD	5	790	179	\$690,000	2008
		90 Ladies Mile	\$600,000	Sep-09	R	2	530		\$580,000	2008
		104 Ladies Mile	\$698,000	Nov-09	R	5	790		\$690,000	2008
		20A Ladies Mile	\$565,150	Nov-09		3			\$450,000	2008
		72B Ladies Mile	\$498,000	Oct-09					\$450,000	2008
3B		8 Laxon Tce	\$550,000	May-09	APT	2		160	\$430,000	2008
		3 Leys Cres	\$830,000	Mar-09	TH				\$810,000	2008
		7 Leys Cres	\$820,000	Mar-09	R				\$850,000	2008
		9 Leys Cres	\$860,000	Nov-09	R					2008
		28 Leys Cres	\$650,000	Sep-09					\$610,000	2008
3		30 Leys Cres	\$450,000	Aug-09	U	2	1/4 1042m2	75	\$390,000	2008
		33 Leys Cres	\$1,248,000	Oct-09	R	5	652	242	\$1,150,000	2008
		34 Leys Cres	\$780,000	Jun-09	R	4	1/2 715m2	150	\$660,000	2008
		39 Leys Cres	\$760,000	Jun-09	R				\$670,000	2008
		14 Liley Pl	\$620,000	Dec-09	R				\$590,000	2008
3		15 Liley Pl	\$350,000	Jun-09	U	2	716	60	\$285,000	2008
		19 Liley Pl	\$680,000	Jun-09	R				\$620,000	2008
		21 Liley Pl	\$755,000	May-09	RS				\$830,000	2008
		23 Liley Pl	\$840,000	Oct-09	R					2008
		35 Liley Pl	\$930,000	May-09	R	5	1168	203	\$1,070,000	2008
		23A Liley Pl	\$838,000	May-09	R					2008
		23B Liley Pl	\$804,000	Nov-09	R					2008
		35 Lillington Rd	\$760,000	Jul-09	R	3	660		\$570,000	2008
		17 Lingarth St	\$915,000	Apr-09	RD	3	771	152	\$810,000	2008
2		28 Lingarth St	\$905,000	Jun-09	R				\$810,000	2008
		50 Lingarth St	\$624,000	May-09	R	2	685	85	\$610,000	2008
		60 Lingarth St	\$730,000	May-09	R				\$590,000	2008
		8 Loch St	\$1,150,000	Nov-09	R				\$1,200,000	2008
		17A Loch St	\$740,000	Nov-09		4	708		\$630,000	2008
		34 Lochiel Pl	\$439,000	Jun-09					\$405,000	2008
		2 Lucerne Rd	\$1,845,000	Jul-09	R				\$1,610,000	2008
		8 Lucerne Rd	\$2,635,000	Feb-09	RD	6	961	366	\$3,410,000	2008
		22 Lucerne Rd	\$2,000,000	Dec-09	R				\$2,460,000	2008
4		27 Lucerne Rd	\$369,000	Oct-09	U	2		79	\$395,000	2008
5		27 Lucerne Rd	\$420,000	Mar-09	U	2	1011	60	\$380,000	2008
		30 Lucerne Rd	\$900,000	Feb-09	R				\$1,310,000	2008
		35 Lucerne Rd	\$686,000	Sep-09	R				\$780,000	2008
		37 Lucerne Rd	\$1,170,000	Aug-09	TH	4	1/2 1012m2	300	\$1,260,000	2008
		44 Lucerne Rd	\$1,608,000	Jul-09	R	4	850	191	\$1,380,000	2008
		51 Lucerne Rd	\$1,255,000	Feb-09	R	4	643	154	\$920,000	2008
		54 Lucerne Rd	\$1,200,000	Aug-09	R				\$1,260,000	2008
		65 Lucerne Rd	\$915,000	Dec-09	H&I	6	1011		\$880,000	2008
		79 Lucerne Rd	\$710,000	Dec-09					\$700,000	2008
		104 Lucerne Rd	\$1,870,000	Apr-09	RS		1530		\$1,600,000	2008
		106 Lucerne Rd	\$1,285,000	Sep-09	R				\$1,410,000	2008
		117 Lucerne Rd	\$785,000	May-09	R	3	1/2 1012m2	104	\$660,000	2008
		123 Lucerne Rd	\$670,000	Dec-09	R				\$760,000	2008
		113A Lucerne Rd	\$1,600,000	Dec-09	TH	4	502	257	\$1,380,000	2008
		76D Lucerne Rd	\$1,350,000	Dec-09	RS		754		\$1,550,000	2008
3		8 Macmurray Rd	\$400,000	Jul-09	APT	2		102	\$410,000	2008
8		9 MacMurray Rd	\$457,000	Jun-09	RF	3		87	\$420,000	2008
		7 MacPherson St	\$976,100	Oct-09	R	4	632	233	\$830,000	2008
		7 Mahoe Ave	\$1,232,500	Oct-09	R	4	635	202	\$1,030,000	2008
		10 Mahoe Ave	\$650,000	Jul-09	R	2	0		\$570,000	2008
		14 Mahoe Ave	\$900,000	May-09	RD	4	639	192	\$1,030,000	2008
		22 Mahoe Ave	\$900,000	May-09	R				\$970,000	2008
		56 Mahoe Ave	\$1,200,000	Feb-09	R				\$1,320,000	2008
		28A Mahoe Ave	\$720,000	Oct-09	R				\$710,000	2008
1		42A Mahoe Ave	\$695,000	Aug-09	TH	3	1/2 838m2	115	\$700,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
	3	22 Mainston Rd	\$530,000	Sep-09	TH	3		148	\$500,000	2008
	2	33 Mainston Rd	\$825,000	Nov-09	TH		1/3 1624	197	\$730,000	2008
		44 Mainston Rd	\$350,000	Jul-09	Site		375		\$330,000	2008
		19 Mamie St	\$1,080,000	Jul-09	R	3	429		\$1,050,000	2008
		11A Manawa Rd	\$1,350,000	Dec-09	RD	5	500	267	\$1,270,000	2008
		22a Manawa Rd	\$1,010,000	Jun-09	TH			184	\$920,000	2008
		39 Market Rd	\$3,950,000	Jul-09	R	10	1819		\$4,325,000	2008
		1 Martin Ave	\$952,000	Nov-09	TH	3		192	\$980,000	2008
		13 Martin Ave	\$1,280,000	Aug-09					\$1,280,000	2008
		14 Martin Ave	\$1,900,000	Dec-09	R	3	872	210	\$1,760,000	2008
		29 Martin Ave	\$940,000	Nov-09	R	4	617	254	\$1,190,000	2008
		17 Maui Gr	\$1,300,000	Jul-09	TH	4	288		\$1,080,000	2008
		29 Maui Gr	\$920,000	Dec-09	R		265	179	\$890,000	2008
		32 Maui Gr	\$970,000	Dec-09	TH	3	390	218	\$1,070,000	2008
		53 Maungarei Rd	\$470,000	Feb-09	TH	3	325		\$415,000	2008
		63 Maungarei Rd	\$445,000	Jul-09	R				\$415,000	2008
		17B Maungarei Rd	\$435,000	Aug-09	R	3	1108		\$500,000	2008
	2	32A Maungarei Rd	\$475,000	Jun-09	TH	3	1222		\$495,000	2008
503		8 Middleton Rd	\$765,000	Mar-09	APT	2		117	\$720,000	2008
504		8 Middleton Rd	\$835,000	Sep-09	APT				\$930,000	2008
304		10 Middleton Rd	\$1,182,500	Sep-09	APT	3	0	178	\$1,160,000	2008
		39 Middleton Rd	\$1,182,000	Apr-09	R	4	0			
	4	56 Middleton Rd	\$800,000	May-09	R				\$900	2008
		10 Minto Rd	\$760,000	Sep-09	R	4	727	147	\$650,000	2008
	1	11 Minto Rd	\$525,000	Feb-09	TH	3	1/3 1011m2	103	\$530,000	2008
		14B Minto Rd	\$570,000	May-09	R				\$620,000	2008
	2	4 Monteith Cres	\$378,000	May-09	U				\$320,000	2008
		7 Monteith Cres	\$637,000	Oct-09	R				\$620,000	2008
	3	15 Monteith Cres	\$485,500	Sep-09	TH	3	103	103	\$425,000	2008
	2	16 Monteith Cres	\$628,000	May-09	R	4	1/5 2150m2	180	\$660,000	2008
	1	44 Monteith Cres	\$500,000	Mar-09	TH				\$320,000	2008
		11A Monteith Cres	\$400,000	Jul-09	TH				\$380,000	2008
		34A Monteith Cres	\$589,000	Sep-09	RD	3		129	\$600,000	2008
		34B Monteith Cres	\$397,500	Sep-09	TH	3		126	\$420,000	2008
F		40A Monteith Cres	\$608,000	Jul-09	TH	5		202	\$640,000	2008
		50B Monteith Cres	\$235,000	Aug-09	RF	3	1/3 1080m2	105	\$390,000	2008
		7 Mount Carmel Pl	\$400,000	Jul-09	RF	2		67	\$440,000	2008
	2	19 Mount Carmel Pl	\$398,000	Mar-09	RF	2	1/3 829m2	89	\$405,000	2008
		17 Ngapuhi Rd	\$595,000	Aug-09	R				\$730,000	2008
		18 Ngapuhi Rd	\$950,000	May-09	R	4	635	226	\$1,210,000	2008
		24 Ngapuhi Rd	\$952,000	Jun-09	R				\$1,040,000	2008
		31 Ngapuhi Rd	\$965,000	Dec-09	R	4	986	175	\$790,000	2008
		43 Ngapuhi Rd	\$835,000	Apr-09	R	4	1/2 1209	162	\$770,000	2008
		60 Ngapuhi Rd	\$787,500	Sep-09	R				\$850,000	2008
	2	63 Ngapuhi Rd	\$530,000	Sep-09	TH	3	1/3 1113m2	119	\$540,000	2008
		65 Ngapuhi Rd	\$395,000	Oct-09	TH	3	1/6 1379m2	101	\$190,000	2008
		68 Ngapuhi Rd	\$915,000	Dec-09	R	4	607	153	\$860,000	2008
		79 Ngapuhi Rd	\$1,125,000	Nov-09	R	5	534	272	\$920,000	2008
	3	84 Ngapuhi Rd	\$502,500	Aug-09		3			\$450,000	2008
		91 Ngapuhi Rd	\$660,000	Mar-09	R	3	1/3 1264m2	88	\$520,000	2008
		138 Ngapuhi Rd	\$875,000	Mar-09	R				\$880,000	2008
		16B Ngapuhi Rd	\$730,000	Jan-09	R				\$780,000	2008
	2	29A Ngapuhi Rd	\$323,999	Oct-09	U				\$350,000	2008
	1	37A Ngapuhi Rd	\$625,000	Jul-09	R	3	1/2 928m2	120	\$590,000	2008
		47A Ngapuhi Rd	\$1,200,000	May-09	RD	4	863	242	\$950,000	2008
		58A Ngapuhi Rd	\$558,000	Nov-09	TH				\$585,000	2008
		63B Ngapuhi Rd	\$691,000	Aug-09		3	1113		\$595,000	2008
	4	6 Norana Ave	\$485,000	Aug-09	U	2		86	\$420,000	2008
		11 Norana Ave	\$885,000	Jun-09	RD	3	655	165	\$830,000	2008
		24 Norana Ave	\$1,127,500	May-09	R				\$1,150,000	2008
		8E Norana Ave	\$427,000	Jan-09	U				\$420,000	2008
		8F Norana Ave	\$515,000	Dec-09	U				\$1,292	2008
	3	18 Nordon Pl	\$388,000	Aug-09	U	2	1570		\$310,000	2008
	2	32 Nordon Pl	\$520,000	Aug-09	TH	4	1/3 914m2	140	\$490,000	2008
		32 Nordon Pl	\$515,500	Jan-09	RD	1	1/3 914m2	140	\$490,000	2008
		18A Nordon Pl	\$395,000	Jul-09	U				\$390,000	2008
		1 Ohinerau St	\$1,138,000	Apr-09	R	4	684		\$1,050,000	2008
		48 Ohinerau St	\$857,500	Feb-09	R	3	531		\$890,000	2008
		6 Omahu Rd	\$1,680,000	Sep-09	R				\$1,725,000	2008
	1	13 Omahu Rd	\$1,250,000	Sep-09	R	4	601		\$890,000	2008
		13 Omahu Rd	\$880,000	Nov-09	R		600	200	\$940,000	2008
		19 Omahu Rd	\$882,640	Mar-09					\$1,130,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
	3	5 Orakei Rd	\$348,000	Feb-09	U	2	1/10 1330	59	\$295,000	2008
		17 Orakei Rd	\$1,495,000	Sep-09	R				\$1,460,000	2008
		25 Orakei Rd	\$1,800,000	May-09	R	4	1118	280	\$1,490,000	2008
		32 Orakei Rd	\$1,225,000	Jan-09	R				\$1,310,000	2008
	2	42 Orakei Rd	\$620,000	Jun-09	TH	3		143	\$655,000	2008
		100 Orakei Rd	\$1,330,000	May-09	R				\$1,200,000	2008
	4	120 Orakei Rd	\$435,000	Jun-09	U				\$400,000	2008
		123A Orakei Rd	\$2,255,000	Nov-09	R	4	801	257	\$1,650,000	2008
		142 Orakei Rd	\$1,555,000	Oct-09	R				\$1,710,000	2008
		166 Orakei Rd	\$1,529,000	Jul-09	R	3	908	200	\$1,130,000	2008
		169 Orakei Rd	\$990,000	Oct-09	R	4	744	221	\$1,060,000	2008
		132A Orakei Rd	\$1,080,000	Feb-09	R	3	1/2 1361m2	137	\$1,210,000	2008
		159a Orakei Rd	\$553,000	Jul-09	R				\$565,000	2008
		58A Orakei Rd	\$970,000	Apr-09	RD	4	1110	237	\$1,970,000	2008
		58A Orakei Rd	\$1,375,000	Mar-09	R				\$1,970,000	2008
		70A Orakei Rd	\$2,400,000	Jun-09	R				\$2,220,000	2008
		7A Orakei Rd	\$1,440,000	Jun-09	R				\$1,410,000	2008
		84B Orakei Rd	\$850,000	Dec-09	R				\$850,000	2008
		87B Orakei Rd	\$820,000	Feb-09	R				\$850,000	2008
		90B Orakei Rd	\$1,100,000	Jul-09	TH				\$1,070,000	2008
		11A Ormonde Rd	\$965,000	Nov-09	R	4	356		\$1,080,000	2008
		1 Otahuri Cres	\$585,000	Aug-09					\$590,000	2008
		14 Otahuri Cres	\$731,000	Jan-09	R	4	0	0	\$700,000	2008
		1 Peach Pde	\$525,000	May-09	TH				\$620,000	2008
		10 Peach Pde	\$756,000	Nov-09	R				\$800,000	2008
		21 Platina St	\$850,000	Jan-09		3	1003		\$800,000	2008
		28 Portland Rd	\$1,080,000	Jul-09	R				\$1,350,000	2008
		33 Portland Rd	\$2,600,000	Jun-09	R	6	1396	325	\$2,010,000	2008
		38 Portland Rd	\$2,500,000	Jan-09	R				\$3,430,000	2008
		55 Portland Rd	\$2,000,000	Aug-09	R				\$2,400,000	2008
		97 Portland Rd	\$1,310,000	Oct-09	RS	3	1634		\$1,270,000	2008
	1	141 Portland Rd	\$305,000	Sep-09	U	1	1/4 668	54	\$270,000	2008
	3	141 Portland Rd	\$345,000	Apr-09	U	2	667	49	\$245,000	2008
	1	143 Portland Rd	\$292,000	Jul-09	U	1	668		\$260,000	2008
	1	167 Portland Rd	\$425,000	Jul-09	U	2	1166		\$380,000	2008
	2	167 Portland Rd	\$385,000	Jun-09	U	2	1166		\$355,000	2008
	3	167 Portland Rd	\$393,000	Oct-09	U				\$370,000	2008
		1 Pukeora Ave	\$1,550,000	Aug-09	R	5	726	230	\$1,330,000	2008
		2 Pukeora Ave	\$840,000	May-09	R	3	1/2 632m2	149	\$590,000	2008
	2	11 Pukeora Ave	\$540,000	May-09	TH				\$530,000	2008
	3	33 Pukeora Ave	\$730,000	Nov-09	TH				\$685,000	2008
		42 Pukeora Ave	\$900,000	Apr-09		3			\$810,000	2008
		43 Pukeora Ave	\$940,000	Dec-09	R				\$1,290,000	2008
		1 Rangitoto Ave	\$1,580,000	Feb-09	R	4	741	247	\$1,400,000	2008
		8 Rangitoto Ave	\$1,352,000	Feb-09	R				\$1,500,000	2008
		1 Raukura Lane	\$650,000	Jul-09	TH	2	255	113	\$780,000	2008
		4 Raukura Lane	\$770,000	Oct-09	TH	3	351	186	\$610,000	2008
		12 Remuera Rd	\$600,000	Nov-09	R	3				2008
	5A2	26 Remuera Rd	\$495,000	Jul-09	APT	3			\$520,000	2008
	16	28 Remuera Rd	\$492,000	Nov-09	CR			50	\$470,000	2008
	24	68 Remuera Rd	\$618,500	Dec-09		3			\$560,000	2008
	22	90 Remuera Rd	\$550,000	Jul-09	APT	2	2139		\$515,000	2008
		90 Remuera Rd	\$490,000	Aug-09						2008
	2B	98 Remuera Rd	\$1,870,000	Oct-09	APT	3		185	\$1,870,000	2008
	6	117 Remuera Rd	\$370,000	Jul-09	U	2		83	\$385,000	2008
	1	123 Remuera Rd	\$950,000	Nov-09	CO	3	814	174	\$147,500	2008
		220 Remuera Rd	\$4,088,000	Jul-09	R	5	1125	402	\$3,000,000	2008
		234 Remuera Rd	\$2,100,000	Aug-09	RD	3	680	206	\$1,840,000	2008
	7	267 Remuera Rd	\$57,000	Oct-09	APT	0	1/40 2367m2	25	\$185,000	2008
		269 Remuera Rd	\$640,000	Apr-09	R	4	1707	255	\$2,140,000	2008
	2	296 Remuera Rd	\$2,500,000	Dec-09	R				\$2,480,000	2008
	4	406 Remuera Rd	\$2,328,000	Dec-09	APT	3	0		\$2,080,000	2008
	3E	406 Remuera Rd	\$1,665,000	Feb-09	APT	2		157	\$140,000	2008
		406 Remuera Rd	\$1,175,000	May-09	APT				\$1,230,000	2008
	3	439 Remuera Rd	\$660,000	Nov-09	APT				\$670,000	2008
	3E	448 Remuera Rd	\$2,900,000	Sep-09	APT	3	0	232	\$2,875,000	2008
	1	456 Remuera Rd	\$1,160,000	Jul-09	APT	2	0	242	\$1,620,000	2008
	6	459 Remuera Rd	\$450,000	Sep-09	APT	2		96	\$415,000	2008
	9	459 Remuera Rd	\$475,000	Nov-09	APT	2		104	\$440,000	2008
		459 Remuera Rd	\$425,000	Aug-09					\$420,000	2008
	2	460 Remuera Rd	\$900,000	Mar-09	APT	2	0		\$1,275,000	2008
	8	460 Remuera Rd	\$1,500,000	Nov-09	APT				\$1,765,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
2A	463	Remuera Rd	\$700,000	May-09		2			\$800,000	2008
	482	Remuera Rd	\$1,150,000	Jul-09	APT					2008
1	498	Remuera Rd	\$951,800	Oct-09	TH	5	780		\$1,040,000	2008
	515	Remuera Rd	\$1,250,000	Oct-09	R	5	1370	800	\$3,390,000	2008
GB	519	Remuera Rd	\$1,695,000	Dec-09	APT	3		237	\$1,750,000	2008
1	533	Remuera Rd	\$1,075,000	Jul-09	TH	3		290	\$1,025,000	2008
2	533	Remuera Rd	\$1,200,000	Aug-09	TH	3		290	New	2008
5	533	Remuera Rd	\$1,150,000	Aug-09	TH	3		290	\$1,100,000	2008
6	533	Remuera Rd	\$1,200,000	Jan-09	TH	3		290	\$1,150,000	2008
	534	Remuera Rd	\$5,850,000	Oct-09	R				\$5,250,000	2008
	605	Remuera Rd	\$1,090,000	Sep-09	R	4	366	232	\$990,000	2008
6	617	Remuera Rd	\$329,722	Mar-09	APT	1	0	78	\$355,000	2008
4	633	Remuera Rd	\$568,000	Jun-09	R	3	974		\$600,000	2008
3	647	Remuera Rd	\$420,500	Nov-09	U				\$435,000	2008
	651	Remuera Rd	\$1,125,000	Sep-09	R	3	1480	153	\$1,220,000	2008
A	655	Remuera Rd	\$582,500	Oct-09	TH	3	1/2 835m2	100	\$660,000	
A	655	Remuera Rd	\$582,500	Aug-09	TH	3				2008
4	674	Remuera Rd	\$556,000	Jul-09	TH	3	1/4 1353m2	109	\$515,000	2008
2	679	Remuera Rd	\$660,000	Sep-09	TH	3	1/2 621	125	\$620,000	2008
3	681	Remuera Rd	\$911,500	Oct-09	TH	3		194	\$830,000	
3	681	Remuera Rd	\$911,500	Nov-09	R	3		290	\$830,000	2008
	686	Remuera Rd	\$1,239,000	Apr-09		4	647		\$1,040,000	2008
	707	Remuera Rd	\$920,000	Apr-09	APT				\$875,000	2008
	718	Remuera Rd	\$1,170,000	Aug-09	R					2008
9	729	Remuera Rd	\$475,000	Dec-09	TH	3	2453		\$440,000	2008
2	733	Remuera Rd	\$622,200	Sep-09	TH	3	267		\$590,000	2008
	733	Remuera Rd	\$500,000	Jul-09	TH	4	276		\$400,000	2008
4	752	Remuera Rd	\$536,000	Sep-09	APT	2	1/4 7190	124	\$490,000	2008
3	758	Remuera Rd	\$690,000	Aug-09	TH	3	1168		\$670,000	2008
	758	Remuera Rd	\$695,000	Sep-09	TH	4	1/4 1168m2	158	\$695,000	2008
4	761	Remuera Rd	\$290,500	Mar-09	U	2	1/6 1147m2	76	\$325,000	2008
	278A	Remuera Rd	\$1,900,000	Feb-09	R				\$1,930,000	2008
	459B	Remuera Rd	\$385,000	Apr-09	U				\$420,000	2008
3	516C	Remuera Rd	\$422,000	Feb-09	U				\$420,000	2008
	562C	Remuera Rd	\$1,280,000	Apr-09	APT				\$2,100,000	2008
2	578A	Remuera Rd	\$879,000	Oct-09	R				\$805,000	2008
	599B	Remuera Rd	\$820,000	Dec-09	R	4	294	187	\$790,000	2008
	703a	Remuera Rd	\$485,000	Mar-09	R	4	0		\$1,090,000	2008
	703C	Remuera Rd	\$385,000	Jan-09	TH				\$750,000	2008
	706A	Remuera Rd	\$1,200,000	Nov-09	R				\$1,200,000	2008
	709D	Remuera Rd	\$755,000	Oct-09	APT	3		150	\$735,000	2008
	711M	Remuera Rd	\$570,000	Jun-09	TH	3		128	\$565,000	2008
	711S	Remuera Rd	\$455,000	Jan-09	TH				\$575,000	2008
	731E	Remuera Rd	\$530,000	Dec-09	TH				\$540,000	2008
	753A	Remuera Rd	\$632,000	Mar-09	TH	4	1000	127	\$520,000	2008
	4	Richard Farrell Ave	\$580,000	Aug-09	R				\$600,000	2008
	14	Richard Farrell Ave	\$885,000	Jul-09	H&I	8	971	359	\$1,010,000	2008
	42	Richard Farrell Ave	\$445,000	Jan-09	U	2	0	0		
	48	Richard Farrell Ave	\$640,000	Oct-09	R				\$690,000	2008
	12	Ridings Rd	\$2,900,000	Jun-09	R	4	1098	381	\$1,990,000	2008
	1	Ross St	\$970,000	Oct-09	R				\$910,000	2008
	4	Rothesay St	\$963,800	Sep-09	R	4	690	0	\$850,000	2008
	12	Rotomahana Tce	\$1,005,000	Oct-09	R	3	1013		\$970,000	2008
1	18	Rotomahana Tce	\$445,000	Mar-09	TH	2	1/3 1014m2	81	\$380,000	2008
	19	Rotomahana Tce	\$590,000	Jun-09	R				\$730,000	2008
	25	Rotomahana Tce	\$630,000	Nov-09	R				\$610,000	2008
	26	Rotomahana Tce	\$620,000	May-09	TH				\$590,000	2008
	10A	Rotomahana Tce	\$542,500	Sep-09	TH				\$650,000	2008
	16A	Rotomahana Tce	\$600,000	Sep-09	TH	3	1/3 1013m3	122	\$635,000	2008
	1	Scherff Rd	\$960,000	Aug-09	R	4	807	248	\$1,210,000	2008
3A	2	Seascape Rd	\$520,000	Aug-09	TH		183	98	\$550,000	2008
3	2A	Seascape Rd	\$535,000	May-09	TH	3	183		\$550,000	2008
6	2A	Seascape Rd	\$532,500	Aug-09	TH				\$600,000	2008
B	7	Seaview Rd	\$1,900,000	Jul-09	R	4		347	\$2,000,000	2008
	9	Seaview Rd	\$4,200,000	Apr-09	R	4	1024	375	\$2,900,000	2008
	28	Seaview Rd	\$1,500,000	Feb-09	R				\$1,520,000	2008
	35	Seaview Rd	\$2,950,000	Sep-09	R	5	1760	395	\$2,220,000	2008
	37	Seaview Rd	\$3,125,000	Sep-09	R	5	1604	354	\$3,570,000	2008
	39	Seaview Rd	\$1,850,000	Jul-09	R	4	1978	245	\$2,150,000	2008
	68	Seaview Rd	\$1,650,000	Dec-09	R	4	1550	349	\$1,930,000	2008
	105	Seaview Rd	\$1,275,000	Dec-09	R				\$1,410,000	2008
	61A	Seaview Rd	\$1,400,000	Aug-09	R	4	1103		\$1,420,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
		15B Shera Rd	\$1,200,000	Sep-09	R	5	867	319	\$1,260,000	2008
		19 Shore Rd	\$1,000,000	Jan-09	R	3	890		\$1,140,000	2008
		29 Shore Rd	\$665,000	Sep-09	R				\$870,000	2008
		35 Shore Rd	\$668,000	May-09	R	3	1158		\$650,000	2008
		141 Shore Rd	\$849,000	May-09	R				\$840,000	2008
		35A Shore Rd	\$655,000	Oct-09	TH				\$850,000	2008
		15 Sonia Ave	\$740,000	May-09	TH	3	1/2 678m2	113	\$600,000	2008
		38 Sonia Ave	\$805,000	May-09	TH				\$790,000	2008
		32A Sonia Ave	\$875,365	Nov-09	R				\$1,160,000	2008
		2 Spencer St	\$1,050,000	Apr-09	R				\$1,030,000	2008
1		11 Spencer St	\$662,000	Aug-09	TH				\$630,000	2008
		15 Spencer St	\$1,138,000	Oct-09	R	3	625	138	\$1,140,000	2008
		28 Spencer St	\$1,025,000	Dec-09	TH	4	375	206	\$1,020,000	2008
		32 Spencer St	\$846,000	Nov-09	R	4	0		\$850,000	2008
		33 Spencer St	\$2,350,000	Jun-09	R	5	865	283	\$1,780,000	2008
		66 Spencer St	\$650,000	Aug-09	R				\$510,000	2008
		74 Spencer St	\$581,100	Jul-09	R	2	964		\$630,000	2008
2		33 St Vincent Ave	\$900,000	Apr-09	TH	4	1127		\$955,000	2008
		50 St vincent Ave	\$416,000	Jul-09	TH					2008
3		42A St Vincent Ave	\$415,000	May-09	U	2	1110		\$440,000	2008
		85A St Vincent Ave	\$580,000	Feb-09	TH				\$640,000	2008
		52 St. Vincent Ave	\$1,080,500	Feb-09	R				\$1,170,000	2008
		26 Standen Ave	\$700,000	Feb-09	R				\$680,000	2008
		31 Stirling St	\$1,130,000	Oct-09	R	3	1/3 1031	170	\$1,130,000	2008
		33 Stirling St	\$1,038,000	Mar-09	R	3	1107	117	\$1,140,000	2008
		3 Stoneyroyd Gardens	\$995,000	Jan-09	R				\$1,120,000	2008
		26 Stoneyroyd Gardens	\$1,325,000	Jul-09	R				\$1,530,000	2008
		6A Swinton Cl	\$755,000	Apr-09	R	3	998		\$670,000	2005
3		4 Tahora Ave	\$267,000	Jul-09	U				\$250,000	2008
		14 Tahora Ave	\$940,000	Oct-09	R	3	607		\$860,000	2008
		16 Te Kowhai Pl	\$1,300,000	Nov-09	R	4	959		\$1,300,000	2008
		3C Te Kowhai Pl	\$490,000	Nov-09		2		60	\$465,000	2008
		12A The Glen	\$740,000	May-09	R	3	611		\$660,000	2008
		17 The Glen	\$1,410,000	Nov-09	R				\$1,400,000	2008
		5 Tirohanga Ave	\$2,200,000	Aug-09	R	4	814		\$1,850,000	2008
		7C Tonks St	\$830,000	Sep-09	TH	3	1032		\$790,000	2008
1		20 Upland Rd	\$850,000	Sep-09	U	2	969	134	\$725,000	2008
		37 Upland Rd	\$4,100,000	Sep-09	R	5	2238	375	\$3,380,000	2008
1		68 Upland Rd	\$765,000	Feb-09	TH	3	1/2 799m2	134	\$840,000	2008
		100 Upland Rd	\$1,055,000	Sep-09	R				\$1,200,000	2008
		119 Upland Rd	\$730,000	Jul-09	TH	3	695		\$930,000	2008
		146 Upland Rd	\$1,488,000	Jun-09	R	6	766	257	\$1,230,000	2008
		154 Upland Rd	\$1,443,000	Dec-09	R				\$1,580,000	2008
		162 Upland Rd	\$1,258,000	Nov-09	R	4	612		\$1,530,000	2008
2		187 Upland Rd	\$802,000	Aug-09	TH	3	1/3 943	171	\$800,000	2008
2		189 Upland Rd	\$570,000	Apr-09	TH	3	1/3 928m2	134	\$540,000	2008
2B		128B Upland Rd	\$810,000	Mar-09	R				\$930,000	2008
		15A Upland Rd	\$675,000	Oct-09	TH				\$1,100,000	2008
1		174B Upland Rd	\$725,000	Jun-09	TH	2	3856		\$695,000	2008
		18A Upland Rd	\$3,000,000	Mar-09	R	4	1094	448	\$2,800,000	2008
2		190B Upland Rd	\$920,000	Jun-09	R				\$1,220,000	2008
		3A Upland Rd	\$860,000	Oct-09	TH				\$1,300,000	2008
		1 Ventnor Rd	\$1,750,000	Feb-09	R	5	632	390	\$1,600,000	2008
		17 Ventnor Rd	\$1,378,000	May-09	R				\$1,350,000	2008
		16 Victoria Ave	\$1,600,000	Jun-09	R				\$3,060,000	2008
7		19 Victoria Ave	\$1,200,000	May-09	APT				\$1,190,000	2008
		24 Victoria Ave	\$1,820,000	Jun-09	R				\$2,910,000	2008
2		59 Victoria Ave	\$390,000	Aug-09	U				\$430,000	2008
9		59 Victoria Ave	\$685,000	Jun-09	TH	3	4858		\$650,000	2008
		75 Victoria Ave	\$1,375,000	Dec-09	R				\$1,290,000	2008
		81 Victoria Ave	\$1,800,000	Mar-09	R				\$1,830,000	2008
		98 Victoria Ave	\$4,850,000	Aug-09	R				\$2,170,000	2008
		105 Victoria Ave	\$1,380,000	Jan-09	TH	3	655	223	\$1,830,000	2008
		116 Victoria Ave	\$3,180,000	Jul-09	R				\$5,210,000	2008
1		123 Victoria Ave	\$950,000	Feb-09	RD	4		180	\$1,100,000	2008
		182 Victoria Ave	\$2,180,000	Sep-09	R	4	675	376	\$1,550,000	2008
		189 Victoria Ave	\$1,400,000	Jun-09	TH	3	1/2 968m2	182	\$1,270,000	2008
1		193 Victoria Ave	\$1,500,000	Sep-09	APT				\$1,500,000	2008
3		193 Victoria Ave	\$1,750,000	Sep-09	APT	3			\$1,680,000	2008
4		193 Victoria Ave	\$1,800,000	Aug-09	APT	3			\$1,740,000	2008
5		193 Victoria Ave	\$2,850,000	Dec-09	R	4		304	\$2,940,000	2008
7		201 Victoria Ave	\$1,160,000	Sep-09	APT	2		204	\$1,220,000	2008

Unit	Number	Road Name	Sale Price	Unconditional Date	Type	Bedrooms	Land Area	Floor Area	Valuation	Val Year
		215 Victoria Ave	\$1,450,000	Jul-09	R	5	1/2 991m2	281	\$1,280,000	2008
1		244 Victoria Ave	\$532,000	Apr-09	TH	2	1/2 1072m2	170	\$660,000	2008
3		244 Victoria Ave	\$520,000	Jan-09	TH				\$680,000	2008
4		267 Victoria Ave	\$265,000	Apr-09	U				\$260,000	2008
		316 Victoria Ave	\$1,840,000	Dec-09	R	3	809	175	\$1,470,000	2008
		116A Victoria Ave	\$3,225,000	Dec-09	R	4	1740		\$4,000,000	2008
		12A Victoria Ave	\$1,825,000	Aug-09	APT	3	0		\$2,575,000	2008
		194a Victoria Ave	\$1,275,000	Oct-09	R	5	419	273	\$2,050,000	2008
		39A Victoria Ave	\$1,020,000	Oct-09	TH	4	1004		\$1,720,000	2008
		5 Waiata Ave	\$2,160,000	Dec-09	R		617	203	\$1,570,000	2008
1		13 Waiatarua Rd	\$850,000	May-09	R	3		255	\$820,000	2008
		20 Waiatarua Rd	\$930,000	Apr-09	R				\$1,070,000	2008
1		23 Waiatarua Rd	\$630,500	Sep-09	TH				\$720,000	2008
2		27 Waiatarua Rd	\$777,000	Mar-09	R	4	1/2 809m2	156	\$690,000	2008
		52 Waiatarua Rd	\$967,500	Jun-09	R				\$960,000	2008
4		78 Waiatarua Rd	\$530,000	Dec-09	R				\$515,000	2008
		92 Waiatarua Rd	\$1,073,937	May-09						
		104 Waiatarua Rd	\$810,000	Jun-09	R				\$630,000	2008
3		28A Waiatarua Rd	\$710,000	May-09	TH				\$800,000	2008
		28C Waiatarua Rd	\$765,000	Jun-09	TH				\$720,000	2008
		42A Waiatarua Rd	\$1,750,000	Jun-09	R				\$960,000	2008
		4A Waiatarua Rd	\$1,170,000	Feb-09	R				\$1,040,000	2008
		88B Waiatarua Rd	\$875,000	May-09	R				\$870,000	2008
		10 Waimea Lane	\$1,312,000	Jul-09	R				\$1,700,000	2008
		17 Wairua Rd	\$1,030,000	Sep-09	R	4	675	188	\$960,000	2008
		1A Wairua Rd	\$851,000	Apr-09	R	4	1/2 875m2	193	\$830,000	2008
		20 Walton St	\$1,735,000	Nov-09	R				\$1,160,000	2008
		3B Walton St	\$1,180,000	Nov-09		3			\$1,000,000	2008
1B		19 Warrington Rd	\$1,420,000	Jul-09		4			\$1,420,000	2008
		19 Warrington Rd	\$1,185,000	Aug-09	R	5	601	348	\$1,410,000	2008
		1 Westbourne Rd	\$2,750,000	Sep-09	R	4	822	109	\$3,450,000	2008
		20 Westbourne Rd	\$1,035,000	May-09	R		670	150	\$1,270,000	2008
		9 Westbury Cres	\$2,000,000	Feb-09	R				\$2,980,000	2008
		3 Wharua Rd	\$2,300,000	Mar-09	R				\$2,660,000	2008
		21 Wiles Ave	\$540,000	Jun-09	R				\$550,000	2008
		26 Wiles Ave	\$865,000	Aug-09	R				\$660,000	2008
		16B Wiles Ave	\$1,330,000	Dec-09	R	4	368	227	\$1,190,000	2008
		26B Wiles Ave	\$675,000	Jan-09	TH	3		138	\$600,000	2008
		5 Wimbledon Way	\$545,000	Jun-09	TH	3	168	103	\$430,000	2008
		18 Wimbledon Way	\$450,000	Sep-09	R				\$450,000	2008
		4 Woodley Ave	\$1,900,000	Oct-09	R	4	1138	221	\$1,280,000	2008
		7 Woodley Ave	\$2,650,000	Jun-09	R	6	1118		\$2,570,000	2008
		21 Woodley Ave	\$1,225,000		R				\$1,340,000	2008



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