



*Our commitment is your key
to success*



Gerard & Karin Charteris
Residential Sales & Marketing



October 2009

DD: 524 1653

Mob:

(021)996622

gerard.charteris@clear.net.nz

Our perspective on real estate

October Listings

<u>Address</u>	<u>Company</u>	<u>List Price</u>	<u>C.V.</u>
5A Benson Rd	Ray White	Neg	\$1,090,000
33 Benson Rd	Premium	\$4,200,000+	\$4,230,000
46 Benson Rd	Bayleys	Neg	\$1,110,000
8A Crown Ln	Ray White	Neg	New
8B Crown Ln	Ray White	Neg	New
40 Dell Ave	Unlimited	Neg	\$1,470,000
16 Kenny Rd	Private Sale	Over \$1.3	\$1,130,000
28 Kenny Rd	Unlimited	Neg	\$1,220,000
39 Lucerne Rd	Bayleys	Neg	\$1,270,000
65B Lucerne Rd	Barfoot	Auction	\$730,000
104 Lucerne Rd	Unlimited	Neg	\$1,600,000
110 Lucerne Rd	Harveys	Neg	\$3,690,000
110A Lucerne Rd	Unlimited	\$1,950,000	\$1,820,000
125 Lucerne Rd	Crockers		\$550,00 Plus
140 Lucerne Rd	Bayleys	Neg	\$3,870,000
34 Martin Ave	Barfoot	Neg	\$1,260,000
2/5 Orakei Rd	Ray White	Auction	\$295,000
8/5 Orakei Rd	Private	\$395,000	\$300,000
8C Orakei Rd	Bayleys	Neg	\$2,495,000
84B Orakei Rd	Bayleys	Auction	\$850,000
123A Orakei Rd	Barfoot	Neg	\$1,650,000
139D Orakei Rd	Bayleys	Neg	\$1,200,000
23 Ranui Rd	Bayleys	Neg	\$1,700,000
25 Ranui Rd	Private	Neg	\$1,280,000
29 Ranui Rd	Unlimited	Neg	\$2,480,000
44 Ranui Rd	Bayleys	Neg	\$2,760,000
14 Raumati Rd	Barfoot	Neg	\$930,000
18A Upland Rd	Unlimited	Neg	\$2,590,000
27C Upland Rd	Bayleys	\$1,475,000	\$1,550,000
78 Upland Rd	Barfoot	Neg	\$3,370,000
86 Upland Rd	Bayleys	\$1,250,000	\$1,170,000
2/107 Upland Rd	Premium	Neg	\$875,000
158 Upland Rd	Barfoot	Neg	\$2,670,000
2/187 Upland Rd	Bayleys	Neg	\$800,000
A1/190 Upland Rd	Unlimited	\$1,120,000	\$1,120,000
14C Ventnor Rd	Ray White	Neg	\$3,300,000
14B Ventnor Rd	Ray White	Neg	New

If you are thinking of buying or selling
contact us for an obligation free appraisal

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Check www.gerardcharteris.com for our profile
and details of our current listings and sales.

Sales For September/October

Address	Sale Price	Sale Date	Company	Type	Beds	C.V.
1/15 Benson Rd	\$420,000	Oct-09	Barfoot	U	2	\$420,000
16 Entrican Ave	\$2,325,000	Aug-09	Ray White	R	3	\$2,600,000
8 Komaru St	\$920,000	Aug-09	Bayleys	R	3	\$900,000
18 Komaru St	\$970,000	Oct-09	Barfoot	TH	4	\$1,140,000
5/27 Lucerne Rd	\$420,000	Oct-09	Barfoot	U	2	\$380,000
37 Lucerne Rd	\$1,170,000	Sep-09	Unknown	R	4	\$1,260,000
76 Lucerne Rd	\$1,160,000	Sep-09	Unknown		4	\$1,090,000
133A Lucerne Rd	\$1,600,000	Oct-09	Unlimited	TH	4	
117 Lucerne Rd	\$785,000	Sep-09	Kellands	RD	3	\$660,000
25 Orakei Rd	\$1,800,000	Sep-09	Unknown	RD	4	\$1,490,000
166 Orakei Rd	\$1,529,000	Oct-09	Barfoot	R	3	\$1,130,000
4 Woodley Ave	\$1,900,000	Sep-09	Kellands	R	4	\$1,590,000
6 Woodley Ave	\$1,085,000	Oct-09	Unknown	RD		\$1,490,000

Listing Profile:

12 Hunterville Court, Ellerslie

Cleared potential 2 unit site like this are rare indeed!

Situated in quiet cul-de-sac in the popular suburb of Ellerslie this gently sloping, potentially 2 unit site (approx 800m²) 6a zone—1 per 375m²; with opportunity for views to Ellerslie lies n/w and is bathed in all-day sun. Handy to Remuera and Upland Road shops. Call us for more details.



Our Sales - October 2009



GB 519 Remuera Road, Remuera
Sold by negotiation



3/681 Remuera Road, Remuera
Sold under the hammer
\$\$911,500.00



40 Dunkerron Avenue, Epsom
Sold under the hammer
\$841,000



31 Kitchener Road, Sandringham
Sold under the hammer
\$712,000