

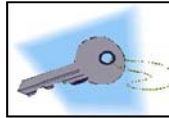
September 2009

DD: 524 1653

Mob:

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Our commitment is your key to success



Gerard & Karin Charteris
Residential Sales & Marketing

Listings September 2009

46 Benson Road	Bayleys	Neg	\$1,110,000
5A Benson Road	Ray White	Neg	\$1,090,000
40 Dell Avenue	Unlimited	Neg	\$1,470,000
23 Kenny Road	Bayleys	Neg	\$1,010,000
28 Kenny Road	Unlimited	Neg	\$1,220,000
39 Lucerne Road	Bayleys	Neg	\$1,270,000
104 Lucerne Road	Unlimited	Neg	\$1,600,000
110 Lucerne Road	Harveys	\$3,690,000	\$3,690,000
125 Lucerne Road	Crockers		\$810,000
140 Lucerne Road	Bayleys	Neg	\$3,870,000
113A Lucerne Road	Unlimited	Auction	New
34 Martin Avenue	Barfoot	Neg	\$1,260,000
123A Orakei Road	Bayleys	Neg	\$1,650,000
139D Orakei Road	Bayleys	Neg	\$1,200,000
23 Ranui Road	Bayleys	Neg	\$1,700,000
25 Ranui Road	Private	Neg	\$1,280,000
29 Ranui Road	Unlimited	Neg	\$2,480,000
24 Upland Road	Unlimited	\$3,600,000	\$2,460,000
68 Upland Road	Bayleys	Auction	\$840,000
78 Upland Road	Barfoot	Neg	\$3,370,000
86 Upland Road	Bayleys	Auction	\$1,170,000
146 Upland Road	Harcourts	Neg	\$1,230,000
158 Upland Road	Barfoot	Neg	\$2,670,000
2/107 Upland Road	Premium	Auction	\$875,000
2/187 Upland Road	Bayleys	Neg	\$800,000
27C Upland Road	Bayleys	Auction	\$1,550,000
14A Ventnor Road	Ray White	Neg	New
14C Ventnor Road	Ray White	Neg	\$3,300,000

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

DD 524 1653 Mob (021)996622

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

LIVING A WORKING IN YOUR NEIGHBOURHOOD

Our perspective on real estate



Sales for August in your area

Address	Sale Price	Sale Date	Company	Type	Bedrooms	Valuation
86 Benson Road	TBA		Bayleys	R	3	\$1,530,000
5A Darwin Lane	TBA	31/07/2009		R	4	-
23 Entrican Ave	\$1,560,000	3/08/2009	Boulgaris	R	4	\$1,740,000
8 Komaru St	\$920,000	31/08/2009	Bayleys	R	3	\$900,000
3/13Komaru St	\$952,000	31/08/2009	Barfoot	TH	4	\$910,000
8 Lucerne Rd	\$2,635,000	31/08/2009	B&T & UP	R	6	\$3,410,000
65 Lucerne Rd	\$915,000	31/08/2009		H&I	6	\$880,000
1 Martin Ave	\$952,000	31/07/2009	Unlimited	TH	3	\$980,000
14 Martin Ave	\$1,900,000	31/08/2009		R	3	\$1,760,000
7C Tonks St	\$830,000	31/08/2009	Barfoot	TH	3	\$790,000
1/20Upland Road	\$850,000	Sep-09	Barfoot	TH	2	\$725,000
2/20Upland Road	\$1,350,000	Sep-09	Barfoot	R	4	\$1,005,000
119 Upland Rd	TBA	15/09/2009	Barfoot	TH	3	\$930,000
2/189Upland Road	\$570,000	Sep-09	LJ Hookers	TH	3	\$540,000
4 Woodley Ave	TBA	Aug-09	Kellands	R	4	\$1,590,000

Our New Listings:



3/681 Remuera Road, Remuera:

Reluctant Sellers Provide Buyer Opportunity:
Contemporary terrace house in group of only 3. Three bedrooms, 2 living areas, 3.5 bathrooms. Excellent flow outdoors to decks and/or large lawn. Potential for off-street parking. Good separation in living; lots of light and privacy. Auction. CV \$830,000 Ph us to view.



40 Dunkerron Avenue, Epsom

Don't let this one get away: At last! Single level, 3 bedroom brick & tile townhouse in desirable location with walking distance to shops, private schools and zoned for both Auckland (boys) and Epsom Girls Grammar. Excellent flow to 2 outdoor living area and lawn—perfect for toddlers or pets. Hesitation could spell disappointment.

Can you help us help a family?

We have been asked to source a family home for a New Zealand family returning to Remuera. They require a 3/4 bedroom home on over 900m2 site.

If this sounds like you. Please contact us in confidence. This is a genuine request—not a means of securing a listing. We will respect your privacy.