



*Our commitment is your key
to success*

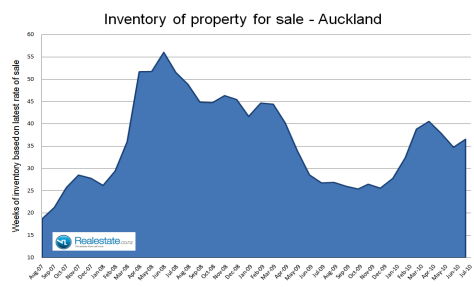
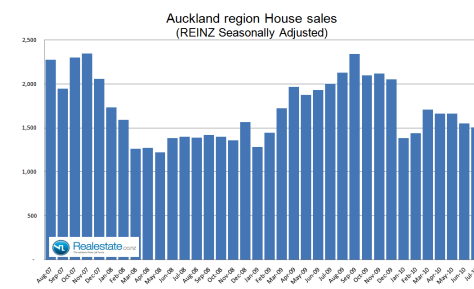
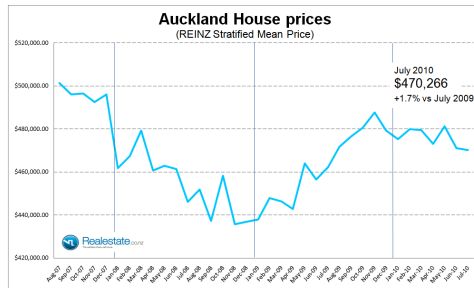


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Our perspective on real estate

LIVING AND WORKING IN YOUR NEIGHBOURHOOD



Property prices based on the stratified pricing model slipped in July to \$470,266. Compared to June 2009 the stratified price is up 1.7%, but the current price is still 8% down below the peak of the market in July 2007—3 years ago.

Property sales slipped further in July down 3.0% on a seasonally adjusted basis. There were 1,486 sales in July compared to 1,977 in July 2009. On a moving

annual total basis sales are up 10.5% at 21,551.

The number of houses on the market rose in July. In overall terms the property market across Auckland continues to be steady, with a more robust level of activity compared to other regions but with weaker prices.

Monthly property factsheet: Realestate.co.nz

Whilst we have taken all care in sourcing the information in our fact sheet we can take no responsibility for its accuracy.



4 Rakau Street, Remuera
Fantastic do-up handy to Benson Road Shops:

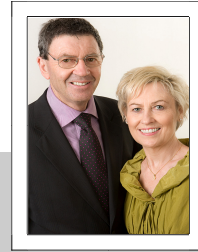
*Sold under the hammer with 6 active bidders
\$1,532,500*

We now have several disappointed purchasers who are looking in the area. If you would

like an appraisal of your property feel free to contact us.

Mob: (021)996622 email: gerard.charteris.co.nz. Check our link www.gerardcharteris.com for details of our listings and sales in the area.





CENTRAL REMUERA MID SEPTEMBER LISTINGS

Address	Company	List	Capital	Address	Company	List	Capital
		Price	Value			Price	Value
1/75 Benson Rd	Bayleys	Auction	\$245,000	2/5 Orakei Rd	Barfoot	\$438,000	\$295,000
2/75 Benson Rd	Bayleys	Auction	\$245,000	39D Orakei Rd	Ray White	\$1,350,000	\$1,120,000
9 Darwin Ln	Ray White	Neg	\$2,300,000	181 Orakei Rd	Barfoot	Neg	\$720,000
28 Darwin Ln	Ray White	Neg	\$3,250,000	181A Orakei Rd	LJ Hookers	Neg	\$750,000
11B Dempsey St	Ray White	Auction	\$720,000	184 Orakei Rd	Bayleys	Neg	\$2,990,000
18 Entrican Ave	Ray White	Neg	\$1,980,000	8 Ranui Rd	Unlimited	Neg	\$1,230,000
44 Entrican Ave	Barfoot	Neg	\$2,490,000	15 Raumati Rd	Unlimited	Auction	\$1,130,000
34 Lucerne Rd	Bayleys	Neg	\$1,530,000	78 Upland Rd	Barfoot	Neg	\$3,370,000
39 Lucerne Rd	Bayleys	Neg	\$1,270,000	103 Upland Rd	Barfoot	Auction	\$840,000
59B Lucerne Rd	Unlimited	Neg	\$1,580,000	172B Upland Rd	Barfoot	\$875,000	\$735,000
110 Lucerne Rd	Unlimited	Neg	\$3,690,000	13 Ventnor Rd	Barfoot	Auction	\$1,000,000
18A Martin Ave	Harcourts	Neg	\$1,460,000	14A Ventnor Rd	Ray White	Neg	

CENTRAL REMUERA MID SEPTEMBER SALES

Address	Sale Price	Sale Date	Type	Beds	Land Ares	Capital
44B Benson Rd	\$1,630,000	Aug-10	R	5	1031	\$2,100,000
85A Benson Rd	\$1,930,000	Aug-10	R	5	704	\$1,590,000
11Entrican Ave	\$2,800,000	Aug-10	R	5	883	\$2,050,000
1 Kenny Rd	\$1,290,000	Aug-10	R	4	612	\$960,000
2/3 Lucerne Rd	\$412,500	Jul-10	TH	2	1/4 1014	\$445,000
103 Lucerne Rd	TBA	Jul-10	R	4	1011	\$1,300,000
4 Rakau St	\$1,532,500	Sep-10	R	5	1118	\$1,490,000
32 Rangitoto Ave	TBA	Sep-10	R	4	938	\$1,150,000
115 Upland Rd	\$1,355,000	Sep-10	R	4	1/2 690	\$1,210,000
138 Upland Rd	\$1,260,000	Sep-10	R	3	766	\$1,060,000
13 Ventnor Rd	\$696,000	Sep-10	R	4	695	\$1,000,000