



PROPERTY DETAILS

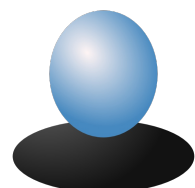
3 AWAROA CREEK RISE KAIWAKA KAIPARA

PREPARED FOR

BRANDON BARCLAY

INDEPENDENT
AGENT

PREPARED BY:
Loren Lopez
31 Moir Street, Mangawhai
M: 0210 858 8269
loren@mangawhairealestate.nz
Independent Agent Ltd - Licensed REAA 2008



PROPERTY DETAILS

ADDRESS

3 Awaroa Creek Rise
Kaiwaka
Kaipara

PREPARED FOR

Brandon Barclay

LAST SOLD

23 June 2021 \$315,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 3 Awaroa Creek Rise, Kaiwaka, Kaipara.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area – plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$420,000 and \$425,000.

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$315,000 and \$329,000.

COMMISSION

A flat fee of 3% + GST. A sale price of \$329,000 would mean a commission of \$9,870 + GST

CAPITAL VALUE

\$295,000

LAND AREA

1.2750 ha

LAND VALUE

\$295,000

FLOOR AREA

BATHROOMS

BEDROOMS

0

FEATURES

CAR SPACES

AGE OF BUILDING

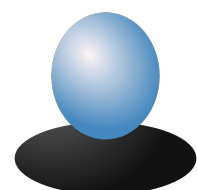
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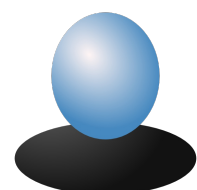
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SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$420,000 to \$425,000	Median	\$422,500	Mean	\$422,500
C.V	\$328,000 to \$375,000	Median	\$351,500	Mean	\$351,500

For the property at the median, the sale price was 20.7% above CV.



96 Rangiora Road, Kaiwaka, Kaipara

Last Sold	\$420,000 - 26 Jul 23	Floor Area	
Capital Value	\$328,000 - 01 Sep 20	Roof	Unknown
Land Value	\$325,000 - 01 Sep 20	Walls	Unknown
Land Use	Residence	Building Age	Unknown
Land Area	4,950 m ²		

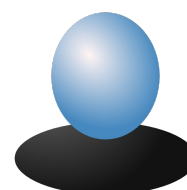


0 Oneriri Road, Kaiwaka, Kaipara

Last Sold	\$425,000 - 12 Apr 23	Floor Area	
Capital Value	\$375,000 - 01 Sep 20	Roof	Unknown
Land Value	\$375,000 - 01 Sep 20	Walls	Unknown
Land Use	Lifestyle	Building Age	Unknown
Land Area	1.9764 ha		

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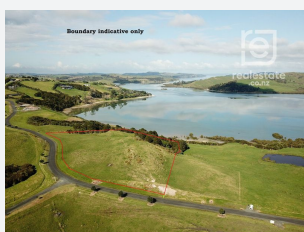
FOR SALE NEARBY

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



9 Salt River View Road, Kaiwaka, Kaipara

Listed	10 May 2023	\$549,000	Floor Area	
Capital Value	\$425,000		Roof	Unknown
Land Value	\$425,000		Walls	Unknown
Category	Residential Section		Building Age	Unknown
Land Area	3,925 m ²			



59 Hinamoki Drive, Kaiwaka, Kaipara

Listed	19 May 2023	Enquiries Over \$550,000	Land Area	2.9680 ha
Capital Value	\$435,000		Floor Area	
Land Value	\$435,000		Roof	Unknown
Category	Residential Lifestyle Section		Walls	Unknown
			Building Age	Unknown

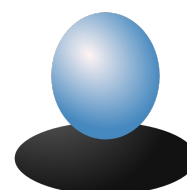


10 Hinamoki Drive, Kaiwaka, Kaipara

Listed	8 May 2023	Asking Price \$450,000	Land Area	1.2945 ha
Capital Value	\$320,000		Floor Area	
Land Value	\$320,000		Roof	Unknown
Category	Residential Lifestyle Section		Walls	Unknown
			Building Age	Unknown

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**6 Hinamoki Drive, Kaiwaka, Kaipara**

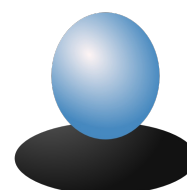
Listed	20 Feb 2023 \$359,000	Land Area	7,870 m ²
Capital Value	\$290,000	Floor Area	
Land Value	\$290,000	Roof	Unknown
Category	Residential Lifestyle	Walls	Unknown
	Section	Building Age	Unknown

**16 Barnfield Road, Kaiwaka, Kaipara**

Listed	18 Oct 2022 \$379,000	Land Area	1.1875 ha
Capital Value	\$305,000	Floor Area	
Land Value	\$305,000	Roof	Unknown
Category	Residential Lifestyle	Walls	Unknown
	Section	Building Age	Unknown

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RESIDENTIAL INSIGHTS

Suburb: Kaiwaka

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	1	3	6
Percentage of Kaiwaka's Properties Sold	0.59%	1.76%	3.53%

Sale Performance

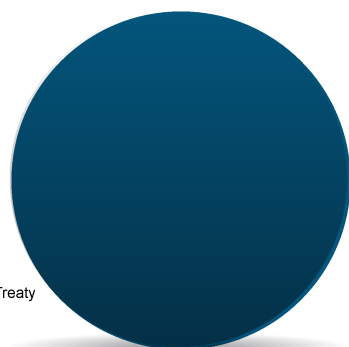
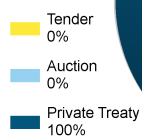


	June 2023	June 2022	% Change		Jul 2023
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

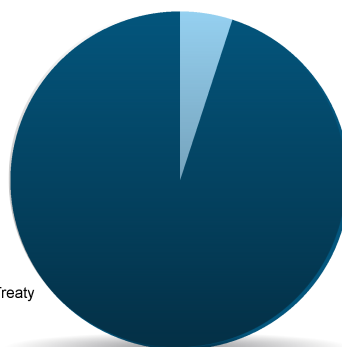
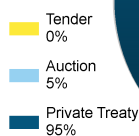
MelishNDLx

Sale Types in June 2023

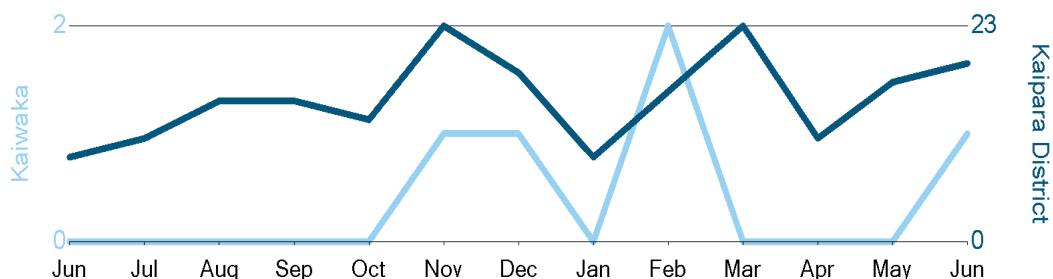
KAIWAKA



KAIPARA DISTRICT



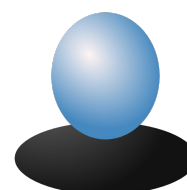
Number of Sales/Month in Kaiwaka and Kaipara District



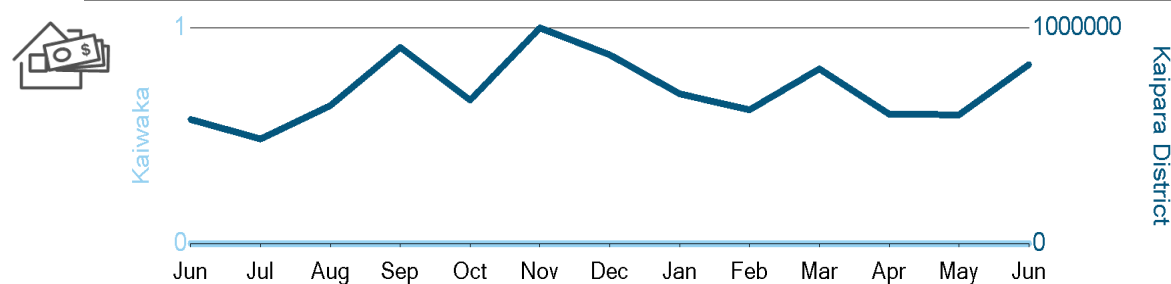
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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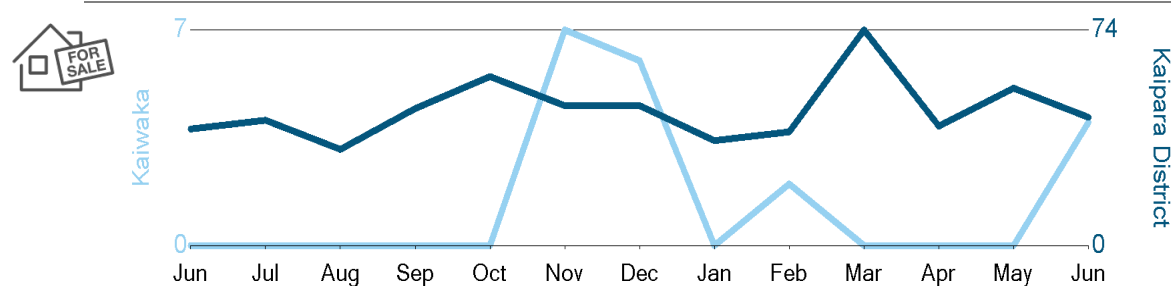


Median Sale Price in Kaiwaka and Kaipara District



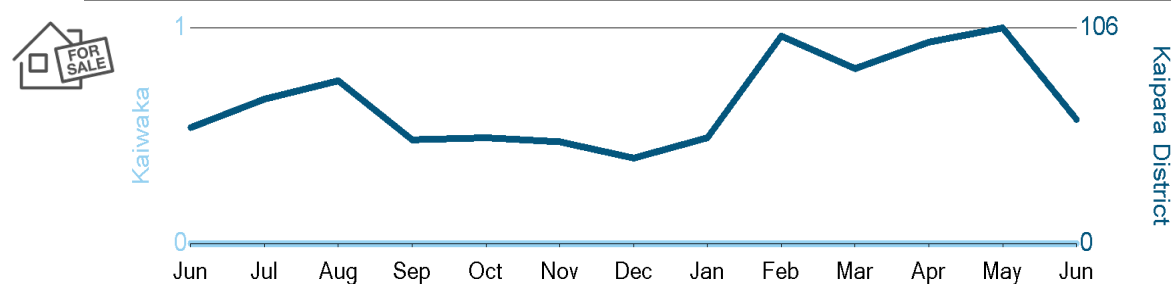
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Kaiwaka and Kaipara District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

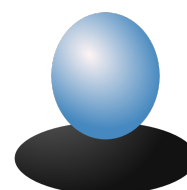
Median Days to Sell in Kaiwaka and Kaipara District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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Census Data for Kaiwaka

AGE BROAD LEVELS



Age	Kaiwaka
0-14	21%
15-29	15%
30-49	23%
50-64	23%
65+	18%

FAMILY TYPE



Family Type	Kaiwaka
Couple (no kids)	33%
Couple (with kids)	50%
Solo parent	17%

OWNERSHIP



Ownership	Kaiwaka
Own or Partly Own	65%
Held in a Family Trust	11%
Do not own and do not hold in a family trust	24%
Not elsewhere included*	0%

NUMBER OF BEDROOMS



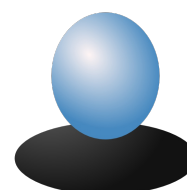
Bedrooms	Kaiwaka
One bedroom	8%
Two bedrooms	18%
Three bedrooms	43%
Four bedrooms	22%
Five or more bedrooms	9%
Total dwellings stated	747
Not elsewhere included*	0%

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.

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TITLE DETAILS

Information last updated as at 30-Jul-2023



RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier 575882
Land Registration District North Auckland
Date Issued 20 February 2014

Prior References

[277459](#)

Type Fee Simple
Area 1.2750 hectares more or less
Legal Description Lot 36 Deposited Plan 451569

Registered Owners

Brandon David Barclay

Appurtenant to the part formerly Lot 1 DP 186655 is an electricity supply right specified in Easement Certificate [D222084.4](#) - 2.12.1997 at 3.16 pm

The easements specified in Easement Certificate [D222084.4](#) are subject to Section 243 (a) Resource Management Act 1991 Subject to Section 59 Land Act 1948

[9551458.1](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.2.2014 at 8:45 am

The easements created by Easement Instrument [9551458.4](#) are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to convey electricity, telecommunications and computer media over part marked F on DP 451569 in favour of Northpower Limited created by Easement Instrument [9551458.4](#) - 20.2.2014 at 8:45 am

The easements created by Easement Instrument [9551458.5](#) are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to convey telecommunications and computer media over part marked F on DP 451569 in favour of Chorus New Zealand Limited created by Easement Instrument [9551458.5](#) - 20.2.2014 at 8:45 am

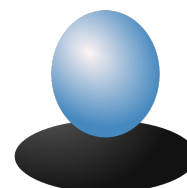
The easements created by Easement Instrument [9551458.6](#) are subject to Section 243 (a) Resource Management Act 1991 Subject to a right of way and right to drain sewage over part marked F on DP 451569 created by Easement Instrument [9551458.6](#) - 20.2.2014 at 8:45 am

Appurtenant hereto is a right of way, right to drain sewage and a right of way (pedestrian access only) created by Easement Instrument [9551458.6](#) - 20.2.2014 at 8:45 am

[9551458.7](#) Encumbrance to Hinamoki Estate Residents Society Incorporated - 20.2.2014 at 8:45 am

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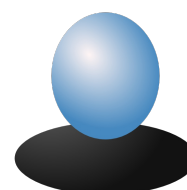


[12180551.2](#) Mortgage to ANZ Bank New Zealand Limited - 23.7.2021 at 3:18 pm

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NEARBY SCHOOLS

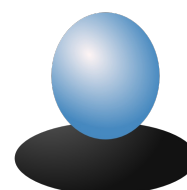
School data from the Ministry of Education.

Advisory: School zones and other details are subject to change and you should not rely on this information alone. To check current boundaries or other details you should contact the school concerned. RVL accepts no responsibility for any action taken on the basis of information provided below, or for any errors or omissions.

Kaiwaka School 33 Kaiwaka-Mangawhai Road Kaiwaka Tel: 09 431 2309	Co-Educational Contributing State	Equity Index 486 149 students 6.8 km from subject property.	In Zone from 01/01/2019
Otamatea High School Bickerstaffe Road Maungaturoto Tel: 09 431 8230	Co-Educational Secondary (Year 7-15) State	Equity Index 485 548 students 8.7 km from subject property.	In Zone from 01/01/2023
TKKM o Ngaringaomatariki 34 Oruawharo School Road Oruawharo Wellsford Tel: 09 425 9017	Co-Educational Full Primary State	Equity Index 531 46 students 9.0 km from subject property.	Not Zoned
Otamatea Christian School 98 Hurndall Street Maungaturoto Tel: 09 431 8487	Co-Educational Composite Private : Fully Registered	Equity Index 505 26 students 9.7 km from subject property.	Not Zoned
Maungaturoto School Gorge Road Maungaturoto Tel: 09 431 8106	Co-Educational Contributing State	Equity Index 484 228 students 9.8 km from subject property.	Not Zoned
Tinopai School Tinopai Road Matakohe Tel: 09 431 7182	Co-Educational Full Primary State	Equity Index 529 17 students 13.8 km from subject property.	Not Zoned
Paparoa School 14 Franklin Road Paparoa Tel: 09 431 7379	Co-Educational Contributing State	Equity Index 479 39 students 17.1 km from subject property.	Not Zoned

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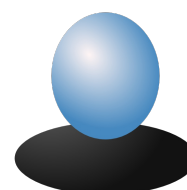


Tapora School 1 Okahukura Road Tapora Tel: 09 422 1835	Co-Educational Full Primary State	Equity Index 462 13 students 18.9 km from subject property.	Not Zoned
Matakohe School 117 Matakohe East Road Matakohe Tel: 09 431 7139	Co-Educational Full Primary State	Equity Index 501 51 students 19.6 km from subject property.	Not Zoned
Tomarata School Pakiri Block Road Wellsford Tel: 09 423 7022	Co-Educational Full Primary State	Equity Index 454 64 students 22.8 km from subject property.	Not Zoned
Waipu School 6 Argyle Street Waipu Tel: 09 432 0135	Co-Educational Contributing State	Equity Index 434 246 students 23.5 km from subject property.	Not Zoned
Pouto School 11 Opuna Road Te Kopuru Tel: 09 439 5251	Co-Educational Full Primary State	Equity Index 536 24 students 27.3 km from subject property.	Not Zoned
Pakiri School Bathgate Road Pakiri Wellsford Tel: 09 422 6076	Co-Educational Full Primary State	Equity Index 403 22 students 31.8 km from subject property.	Not Zoned
Waiotira School Ararua Road Waiotira Northland Tel: 09 432 9804	Co-Educational Contributing State	Equity Index 447 31 students 32.9 km from subject property.	Not Zoned

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