



Section I. Property and Market Analysis

Land, Property and Ownership Information

Owner's Name	RAJESH LAL & JUDY ANN & GRANT DOUGLAS PAYNE
Owner's Mailing Address	
Property Type	House
Local Authority	MANUKAU (WEST)
Land use	MULTI-UNIT
Zoning	MAIN RESIDENTIAL
Attributes	
Land Area (m2)	607
Property Description	FLAT 2 DP 86183-1/2 INT IN 607 M2 BEING LOT 240 DP 80350
Certificate Title	1/43D/1097-1/43D/1098
Building Age	1970-79
Building Floor Area (m2)	70.00
Building Site Cover	70
Roof Construction	Mix.Material
Wall Construction	Mix.Material
Units of Use	1

Valuation Information

Date of Valuation	01 Sep 2005
Land Value	\$90,000
Improvement Value	\$45,000
Capital Value	\$135,000

Sales History

Sale Code	Sale Date	Sale Price
Whole / NORMAL	30 Sep 2005	\$165,000
Whole / NORMAL	01 Nov 2001	\$107,000
Whole / NORMAL	10 Oct 2000	\$75,000
Whole / NORMAL	05 Nov 1997	\$120,000
Whole / NORMAL	13 Aug 1997	\$86,000
Whole / NORMAL	08 Jun 1994	\$63,000
Whole / NORMAL	07 Feb 1990	\$72,000

Rental Market Analysis

Property Type	Median Rent	Bonds Lodged
2 Bedroom House	\$220	5
3 Bedroom House	\$275	15



21 HOTUROA PL, CLENDON PARK 1702

4 Bedroom House	\$360	5
5+ Bedroom House	\$275	25
2 Bedroom Flat	\$240	5
5+ Bedroom Flat	\$240	5



Comparable Sales

Address: 9 SHARLAND AV, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 60

Sale Details : Whole / NORMAL on the 07 Jan 2006 for \$155,000.00

Address: 44 ROWANDALE AV, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 80

Sale Details : Whole / NORMAL on the 22 Dec 2005 for \$209,000.00

Address: 44 ROWANDALE AV, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 90

Sale Details : Whole / NORMAL on the 23 Dec 2005 for \$223,500.00

Address: 15 HOTUROA PL, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 60

Sale Details : Whole / NORMAL on the 25 Aug 2005 for \$130,500.00

Address: 89 JOHN WALKER DR, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 60

Sale Details : Whole / NORMAL on the 01 Nov 2005 for \$150,000.00

Address: 44 ROWANDALE AV, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 80

Sale Details : Whole / NORMAL on the 06 Oct 2005 for \$187,000.00

Address: 29 MON DESIR PL, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 60

Sale Details : Whole / NORMAL on the 02 Nov 2005 for \$160,000.00

Address: 21 HOTUROA PL, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 70

Sale Details : Whole / NORMAL on the 14 Jun 2005 for \$133,000.00

Address: 23 HOTUROA PL, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) Floor Area (m2) 90

Sale Details : Whole / NORMAL on the 14 Jul 2005 for \$163,000.00

Address: 17 MON DESIR PL, CLENDON PARK 1702 (MAIN RESIDENTIAL)

Property Type House Land Area (m2) 600 Floor Area (m2) 90

Sale Details : Whole / NORMAL on the 18 Jan 2006 for \$215,000.00



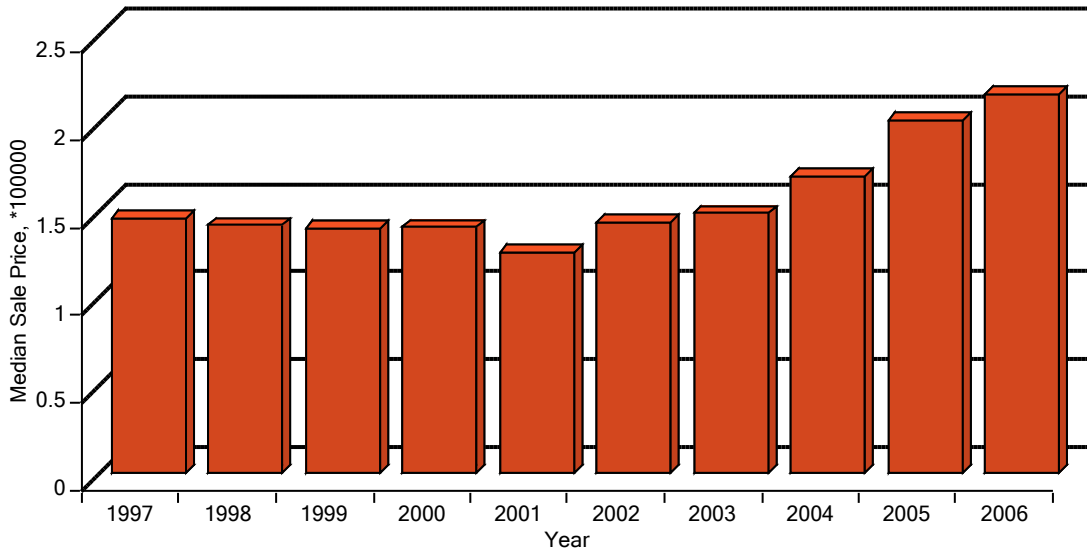
Comparable Advertising

Address / Advertisement Details	Publication Date	Price
16 STOLL PL CLENDON PARK, Private Treaty listing in PROPERTY PRESS by BARFOOT AND THOMPSON, agent FIONA LIU (Ph 21611223) 3 Bed	15 Mar 2006	\$259,000
16 STOLL PL CLENDON PARK, Private Treaty listing in PROPERTY PRESS by BARFOOT AND THOMPSON, agent FIONA LIU (Ph 21611223) 3 Bed	10 Mar 2006	\$259,000
9 RIRINO PL CLENDON PARK, Private Treaty listing in PROPERTY PRESS by BARFOOT AND THOMPSON, agent HUNG NGO (Ph 210337488) 3 Bed	09 Mar 2006	\$280,000
16 STOLL PL CLENDON PARK, Private Treaty listing in PROPERTY PRESS by BARFOOT AND THOMPSON, agent FIONA LIU (Ph 21611223) 3 Bed	09 Mar 2006	\$259,000
223 FINLAYSON AV CLENDON PARK, Private Treaty listing in PROPERTY PRESS by BARFOOT AND THOMPSON, agent CHRIS LEE (Ph 21602133) 2 Bath, 2 Car	09 Mar 2006	\$329,000
14 BROOKHAVEN RI CLENDON PARK, Private Treaty listing in PROPERTY PRESS by RAY WHITE, agent KAY KENNEDY (Ph 21734626) 4 Bed, 2 Car	09 Mar 2006	



Section II. Capital Growth Analysis

Median Sale Price by Year: All properties in CLENDON PARK



Median Sale Price by Year

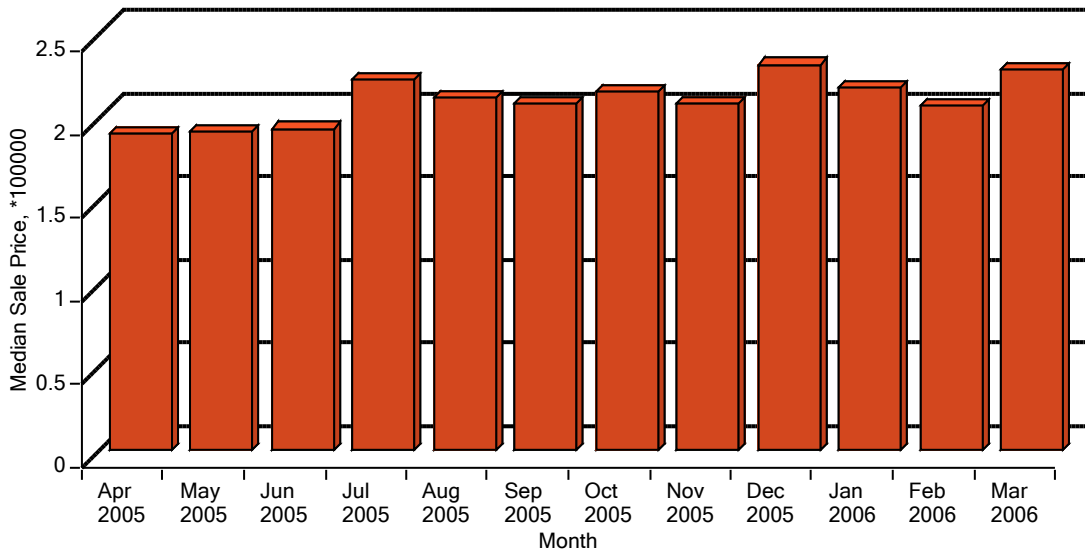
Year	Median Price	No. sold	Capital Growth
2006	\$216,000	97	7.46%
2005	\$201,000	582	18.93%
2004	\$169,000	551	14.19%
2003	\$148,000	547	3.50%
2002	\$143,000	493	13.49%
2001	\$126,000	355	-10.00%
2000	\$140,000	261	0.72%
1999	\$139,000	329	-1.42%
1998	\$141,000	272	-2.76%
1997	\$145,000	473	

Capital Growth Summary

Last 3 Years	Last 5 Years	Last 10 Years
8.52%	8.60%	4.07%



Median Sale Price by Month: All properties in CLENDON PARK



Median Sale Price by Month

Year	Median Sale Price
Apr 2005	\$190,500
May 2005	\$191,000
Jun 2005	\$193,000
Jul 2005	\$222,500
Aug 2005	\$212,000
Sep 2005	\$208,000
Oct 2005	\$215,500
Nov 2005	\$208,500
Dec 2005	\$231,500
Jan 2006	\$217,500
Feb 2006	\$206,500
Mar 2006	\$228,750

Section III. CLENDON PARK : Demographic Profile

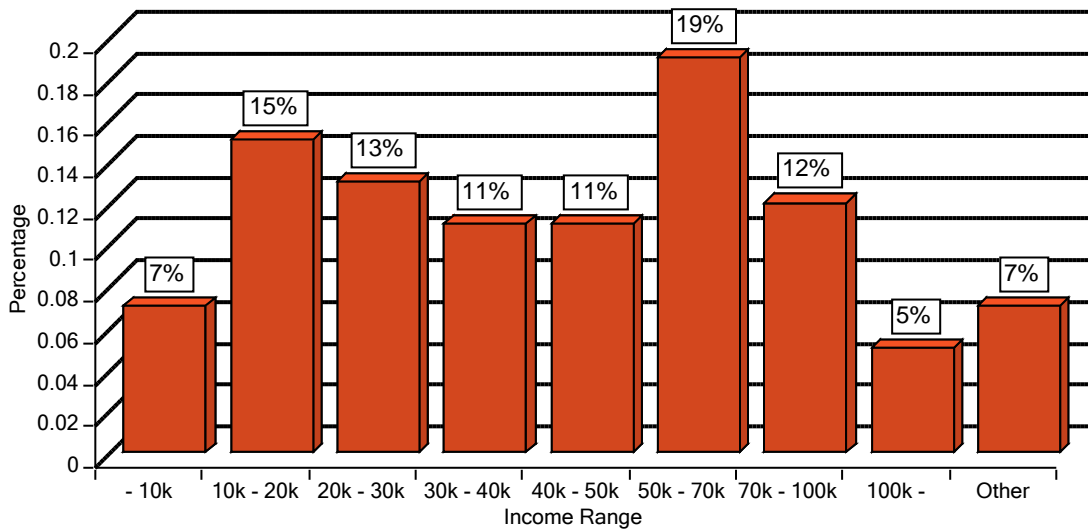
Area Profile

The population of CLENDON PARK, as at 2001 was 11673 people.

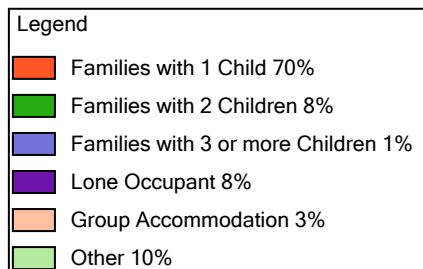
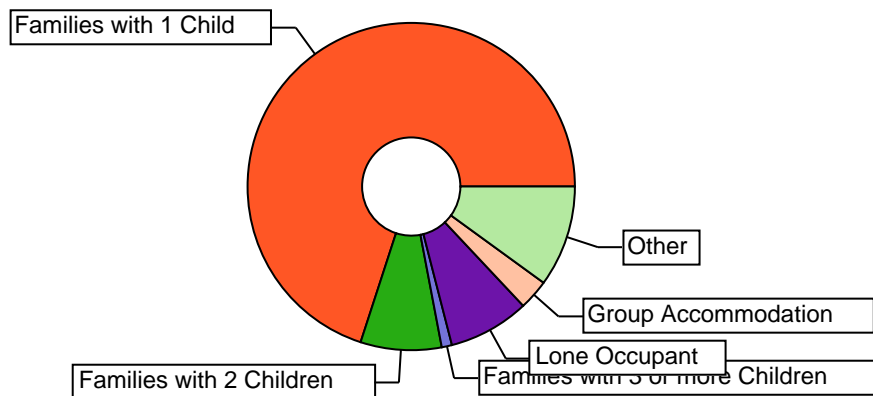
The predominant age group in CLENDON PARK is 0 - 9 years. Households in CLENDON PARK are primarily families with 1 child.

In general, people in CLENDON PARK work in a elementary occupations occupation.

Household Income



Household Structure





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