

# Property Details



## 16 Onukutara Place, Huntington, Hamilton, 3210

### Property Value



#### Estimated Value [Read More](#)

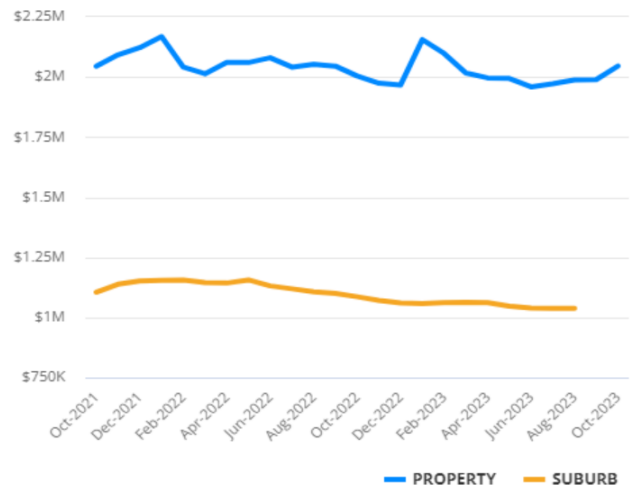
● Medium Confidence [Read More](#)



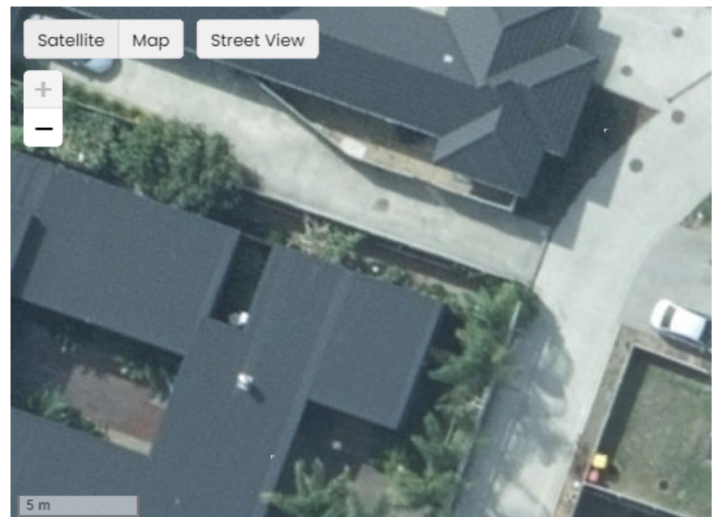
Forecast Standard Deviation (FSD)  
12%

Estimated Range  
\$1,804,875 - \$2,297,113

#### Estimated Value Comparison



### Property Overview





Bed  
4



Bath  
2



Car  
0



Built  
2017



Floor  
346m<sup>2</sup>



Land  
994m<sup>2</sup>

Property Type

Residential: Dwelling

Building Material

Weatherboard

## About This Property



### Property Details



4



2



0



346m<sup>2</sup>



994m<sup>2</sup>



2017

#### Roof Construction

Steel/G-Iron

#### Wall Construction

Weatherboard

#### Zone

Residential Zone A , 9A

#### Maori Land

No

#### Units of Use

1

#### Territorial Authority

Hamilton City

### Rating Valuation

#### Capital Value

\$2,050,000.00

#### Valuation Date

01-09-2021

#### Land Value

\$650,000.00

#### Valuation Reference

4207/10202

#### Improvement Value

\$1,400,000.00

## Property Timeline



ALL

SOLD

FOR SALE

BUILDING CONSENT

RATING VALUATION

01 Sep  
2021

#### Present Day

##### Rating Valuation

01 Sep 2021

\$2,050,000

Land Value: \$650,000

Improvement Value: \$1,400,000

01 Sep  
2018

##### Rating Valuation

01 Sep 2018

\$1,390,000

Land Value: \$450,000

Improvement Value: \$940,000

20 Oct  
2017

##### Listed for Sale at \$395,000

216 days on market

Listed by Lisa Sigley of Lughtons Real Estate Ltd



**Transacted for \$1,250,000**

7 years 2 months ago  
 Sale method: Unknown  
 Sale advised by: Government

**Transacted for \$826,087**

7 years 5 months 12 days ago  
 Sale method: Unknown  
 Sale advised by: Government

**Transacted for \$2,175,000**

7 years 7 months 21 days ago  
 Sale method: Unknown  
 Sale advised by: Government

**Building Consent**

01 Nov 2015  
 New construction relocatable dwg  
 \$280,000

**Rating Valuation**

01 Sep 2015  
 \$1,140,000  
 Land Value: \$280,000  
 Improvement Value: \$860,000

**Building Consent**

01 Jul 2013  
 New dwg attached gge  
 \$481,600

**Transacted for \$372,000**

11 years 4 months 23 days ago  
 Sale method: Unknown  
 Sale advised by: Government

**Property Built**

Title Details



**Record of Title: 770230**

**Registered Interests:**

ANZ Bank New Zealand Limited

**Title Reference**

770230

**Date Issued**

21-02-2017

**Prior Title**

548267

**Current Ownership**

Rui Hua Kong

**Legal Description**

**Lot 2 Deposited Plan 507310**

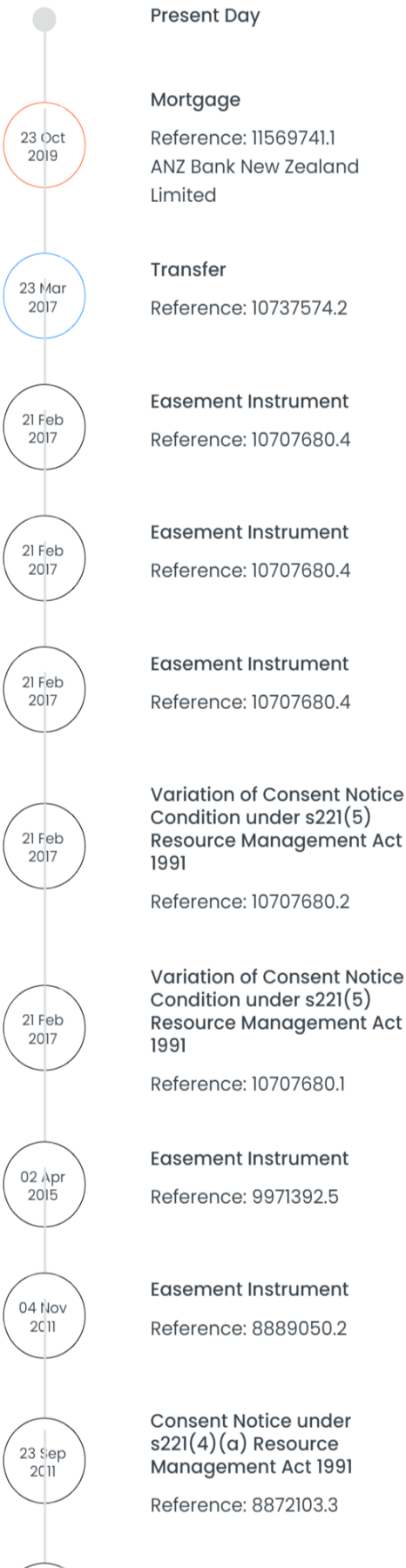
SHARE	ESTATE	LAND AREA
1/1	Fee Simple	994m <sup>2</sup>

Title Type

Freehold

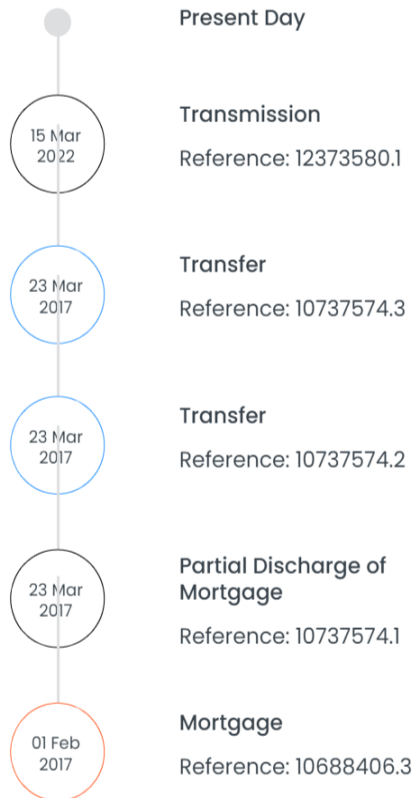
Instruments

ALL MORTGAGE



Historic Instruments

ALL MORTGAGE TRANSFER



26 Oct 2010

Easement Instrument

Reference: 8621769.4

26 Oct 2010

Easement Instrument

Reference: 8621769.4

26 Oct 2010

Consent Notice under s221(4)(a) Resource Management Act 1991

Reference: 8621769.2

### Similar Properties

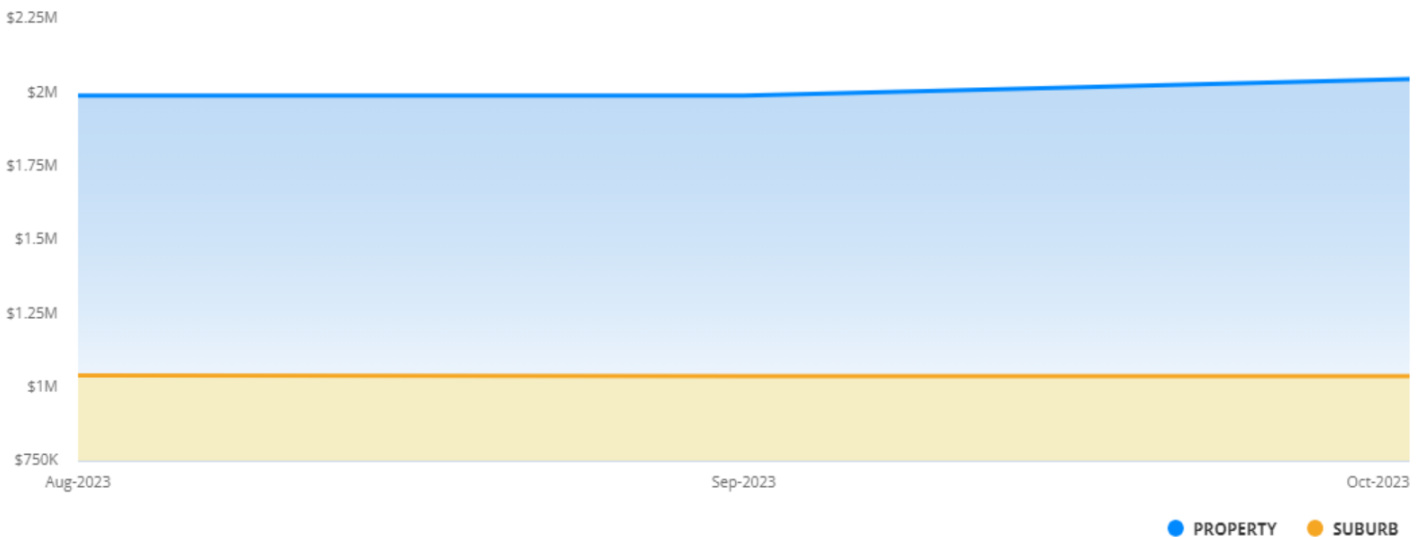


[View on map](#)

### Market Trends



### Suburb Insights



**Median Sale Price**  
(12 MTH)  
**\$1.04M**

**Change in Sale Price**  
(12 MTH)  
**-10.70%**

**Average Days on Market**  
(12 MTH)  
**29 days**

**Median Rent**  
(3 MTH)  
**\$670/W**

**Change in Median Rent**  
(12 MTH)  
**3.10%**

**Median Rental Yield**  
(12 MTH)  
**3.40%**

