

PROPERTY PROFILE REPORT

2204 Cheltenham Hunterville Road, Beaconsfield, Feilding, 4779

Prepared on 28 May 2024



Propertyvalue

By  CoreLogic

2204 Cheltenham Hunterville Road,
Beaconsfield, Feilding, 4779



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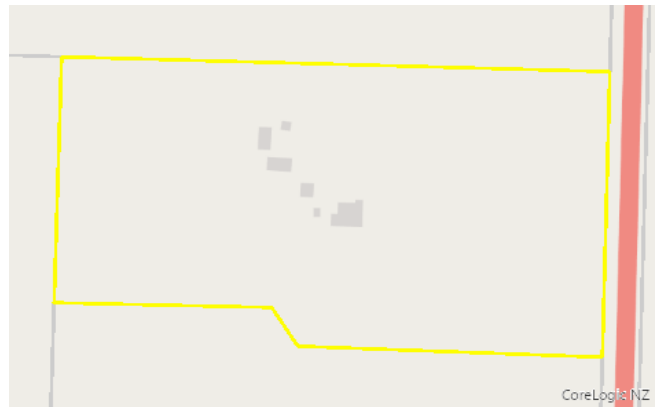
145m²



4.42Ha


Property Details

Category	Lifestyle	Capital Value	\$1,000,000
Territorial Authority	Manawatu District	Land Value	\$485,000
Year Built	1923	Improvement Value	\$515,000
Land Use Primary	Single Unit - Lifestyle	Valuation Date	01/07/2022
Wall Material	Weatherboard	Zone	Rural Industry Zone A, 1A
Roof Material	Steel/G-Iron	Building Type	Lifestyle: Improved - 1920-29



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Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
\$900,000	\$828,000 - \$972,000	 Low High

Estimated Value as at 24 May 2024. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Record of Title Detail

Title	WN42D/421	Date Issued	26/05/1993
Type	Freehold	Prior Title	WN25D/45
Legal Description	Lot 1 Deposited Plan 72826	Share	1/1

Property Activity Summary

Date	Activity	Value	Details
21 Feb 2016	Sold	\$497,500	Sale Method: Unknown, Sale Advised by: Government
17 Feb 2016	For Sale	\$519,000	Campaign period: 17/02/2016 - 17/02/2016, Listing Type: Asking Price, Listed by: Racheal Manning, Unique Realty Ltd Professionals, Feilding, Days on market: 5
01 May 2013	Building Consent	\$5,000	Description: New metro xtreme rad freestanding fire, Consent number: 123617, Consent type: Adds/Alts
13 Dec 2012	Sold	\$470,000	Sale Method: Unknown, Sale Advised by: Government
29 Nov 2012	For Sale	\$470,000	Campaign period: 29/11/2012 - 13/12/2012, Listing Type: Asking Price, Listed by: Simon Manthel, Property Brokers Palmerston North, Days on market: 15
29 Jul 1988	Sold	\$125,000	Sale Method: Unknown, Sale Advised by: Government
28 Jun 1984	Sold	\$120,000	Sale Method: Unknown, Sale Advised by: Government

Properties For Sale



2398 Cheltenham Hunterville Road,
Beaconsfield, Feilding, 4779



5



2



2



245m²



2Ha

First Ad Price \$890,000

Listing Method Enquiries Over

Latest Ad Price \$850,000

Days on Market 34

Capital Value \$920,000

Building Age 1910-19

1.9km from property

Disclaimers

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Any data or information containing building consent information (Building Consent Data) has been obtained from a variety of third party sources. The Building Consent Data:

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- (b) relies on the accuracy of the description against the Building Consent Data provided to CoreLogic by third parties;
- (c) may differ from the actual construction cost (where it contains an estimated construction cost) and
- (d) any errors in entry of property details may lead to incorrect Building Consent Data being provided and the recipient should always check the appropriateness of the information contained in the building consent report against the actual property or surrounding properties (including physical attributes of such property).

Record of Title

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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

How to read the Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be.

Confidence should be considered alongside the Estimated Value. Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



If you have any questions or concerns about the information in this report, please contact our customer care team.

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Email Us: **info@corelogic.co.nz**