



# QV e-Report

81C Beattie Street, Feilding,  
Manawatu District



**QV**

QV's estimated market value

**\$385,000**

**Confidence Level: High**

**Date of Estimate: 13/09/2024**

Subject to the attached valuation conditions.

Unless otherwise stated, all figures are GST inclusive (if any).

## Rating Valuation

<b>Capital Value</b>	\$370,000
<b>Land Value</b>	\$200,000
<b>Value of Improvements</b>	\$170,000
<b>Effective Date</b>	01/07/2022
<b>Valuation Reference</b>	14081/33900 C

Rating valuations are usually carried out on all New Zealand properties every three years. They are just one of a number of factors that councils use to allocate rates. They reflect the likely selling price of a property at the effective revaluation date, not including chattels (e.g. curtains and appliances), and are not designed to be used for raising finance or as insurance valuations.

# Property Details







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## Property Description

A 90 square metre 1980's brick flat in good condition which is located on a level inside site with no appreciable view. The property includes drive on access, freestanding garaging for one vehicle, no decking and average landscaping.

## Improvements

 90 m <sup>2</sup>	 3*
 1*	 1*
 1	 1

\*Estimated

Type of Property:	Flat
Units of Use:	1
Estimated Year of Construction:	1988
Total Floor Area:	90 m <sup>2</sup>
Total Living Area:	90 m <sup>2</sup>
Wall Construction and Condition:	Brick, Good
Roof Construction and Condition:	Steel/G-Iron, Good
Garages - Under Main Roof:	0
Garages - Freestanding:	1
Carparks including garaging:	1

## Land

Site Area:	0 m <sup>2</sup>
Contour:	Level
Outlook:	No appreciable view
Access:	Drive on access
Zoning:	9A - Residential
Maori Land:	No
Land Use:	Single Unit excluding Bach

## Title Summary

<b>Record of Title:</b>	<b>WN33A/726</b>
Legal Description:	Flat 3 Deposited Plan 64815 and Carport 3 Deposited Plan 64815
Land Area:	-
Tenure:	Leasehold
Legal Description:	Part Lot 365 Deposited Plan 19
Land Area:	2105 m <sup>2</sup>
Tenure:	Fee Simple

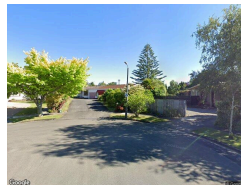
# Comparable Sales

81C Beattie Street, Feilding,  
Manawatu District



## Market Evidence

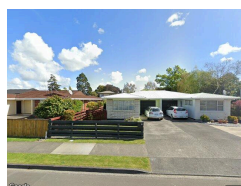
In order to assess our market estimate we have considered a number of sales, comparing these to the subject property. We summarise some key ones as follows:



### 9A Dalzien PI, Feilding Sale Price: \$435,000

House Type:	Flat	Sale Date:	25/07/2024
Year Built:	1979	Floor Area:	110 m <sup>2</sup>
Cladding:	Brick	Land Area:	440 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>90%</b>

The flat is larger in size. It is of a similar age to the subject property. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



### 68 Warwick St, Feilding Sale Price: \$435,000

House Type:	Flat	Sale Date:	05/07/2024
Year Built:	1977	Floor Area:	103 m <sup>2</sup>
Cladding:	Brick	Land Area:	300 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>86%</b>

The flat is larger in size. It is older than the subject property. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



### 16A Sandilands St, Feilding Sale Price: \$430,000

House Type:	Flat	Sale Date:	25/03/2024
Year Built:	1972	Floor Area:	100 m <sup>2</sup>
Cladding:	Brick	Land Area:	0 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>82%</b>

The flat is larger in size. It is older than the subject property. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



### 128B Denbigh St, Feilding Sale Price: \$408,000

House Type:	Flat	Sale Date:	10/04/2024
Year Built:	1975	Floor Area:	90 m <sup>2</sup>
Cladding:	Concrete	Land Area:	0 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>81%</b>

The flat is similar in size. It is older than the subject property. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



### 15 Carthew St, Feilding Sale Price: \$362,000

House Type:	Flat	Sale Date:	15/08/2024
Year Built:	1975	Floor Area:	90 m <sup>2</sup>
Cladding:	Brick	Land Area:	303 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>79%</b>

The flat is similar in size. It is older than the subject property. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.

# Property History

81C Beattie Street, Feilding,  
Manawatu District



## Subject Market Sales History

Sale Date	Sale Price
13/11/2002	\$78,000
20/07/1990	\$74,000
09/05/1989	\$69,000

## Rating Valuation Property Changes

Date	Valuation date	Capital value	Land value	Land area	Floor area
22/10/2022	01/07/2022	\$370,000	\$200,000	0 m <sup>2</sup>	90 m <sup>2</sup>
17/10/2022	01/07/2022	\$265,000	\$91,000	0 m <sup>2</sup>	90 m <sup>2</sup>
28/09/2019	01/08/2019	\$265,000	\$91,000	0 m <sup>2</sup>	90 m <sup>2</sup>
08/10/2016	01/08/2016	\$150,000	\$68,000	0 m <sup>2</sup>	90 m <sup>2</sup>
05/10/2013	01/08/2013	\$145,000	\$43,000	0 m <sup>2</sup>	90 m <sup>2</sup>
09/10/2010	01/08/2010	\$145,000	\$41,000	0 m <sup>2</sup>	90 m <sup>2</sup>
27/10/2007	01/09/2007	\$180,000	\$54,000	0 m <sup>2</sup>	90 m <sup>2</sup>
23/10/2004	01/09/2004	\$105,000	\$14,000	0 m <sup>2</sup>	90 m <sup>2</sup>
10/11/2001	01/09/2001	\$75,000	\$10,000	0 m <sup>2</sup>	90 m <sup>2</sup>
31/10/1998	01/09/1998	\$75,000	\$10,000	0 m <sup>2</sup>	90 m <sup>2</sup>
04/11/1995	01/09/1995	\$81,000	\$10,000	0 m <sup>2</sup>	90 m <sup>2</sup>
17/01/1995	01/10/1992	\$80,000	\$9,000	0 m <sup>2</sup>	90 m <sup>2</sup>

# Market Commentary

81C Beattie Street, Feilding,  
Manawatu District



## National Commentary

Our latest QV House Price Index shows values decreased nationally by an average of 2% throughout the three months to the end of August - a fraction of a percentage point more than in the July quarter. The average home is now worth \$905,357, which is almost exactly the same as at the start of the 2024 calendar year.

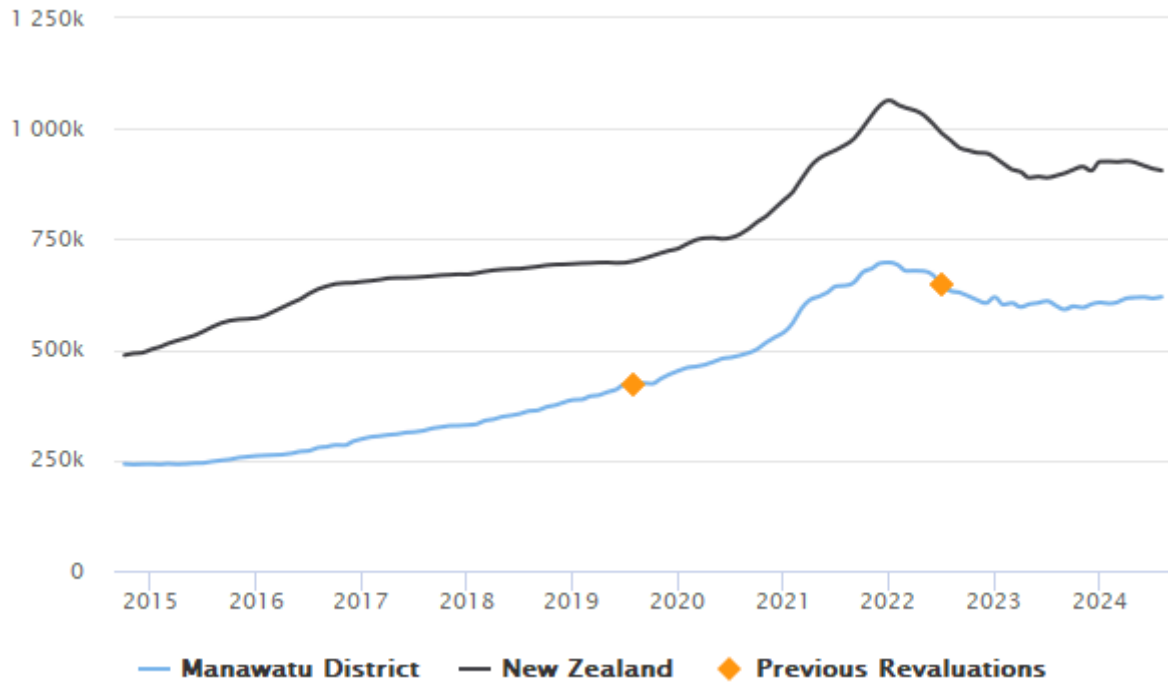
In the meantime, Aotearoa's largest cities experienced the largest average home value declines this quarter. Home values in Auckland and Wellington reduced by 2.8% and 3% respectively, with the former recording its seventh consecutive month of negative growth. Hamilton (-1.7%), Tauranga (-1.5%), Christchurch (-1.3%) and Dunedin (-1.1%) also recorded modest quarterly home value reductions in August.

## Local Commentary

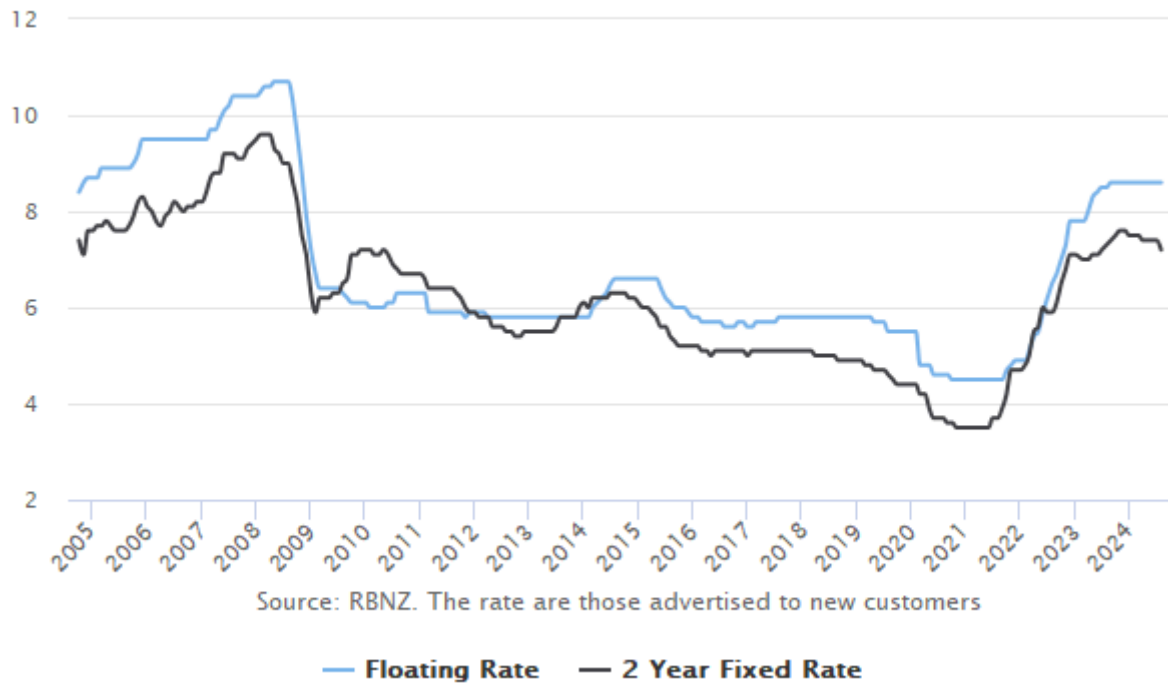
Manawatu District has increased by 0.2% over the past three month period with the average value now sitting at \$619,506. This represents an annual growth rate of 3.3%.



## QV House Price Index – Average Values



## Mortgage Rates



# Statistical Data from the latest 2018 Census



		Kimbolton West	Manawatu District	New Zealand
<b>Population</b>	# of People	2,559	30,165	4,699,755
	Median Age	40.7	41.3	37.4
<b>Work</b>	Employed full-time	44.1%	51.6%	50.1%
	Employed part-time	12.3%	14.6%	14.7%
	Unemployed	3.2%	3.0%	4.0%
	Not in the labour force	40.4%	30.8%	31.2%
<b>Study Participation</b>	Full-time study	19.3%	20.0%	21.3%
	Part-time study	2.6%	3.3%	3.2%
<b>Income</b>	Median	\$24,900	\$32,400	\$31,800
	Under \$30,000	57.7%	47.4%	48.1%
	\$30,001-\$50,000	21.8%	22.5%	20.2%
	\$50,001-\$70,000	11.9%	15.2%	14.4%
	\$70,001-\$100,000	6.7%	9.4%	9.6%
	\$100,000 plus	2.0%	5.5%	7.6%
<b>Dwelling occupancy</b>	Total private dwellings	969	11,193	1,653,060
	Owner occupier	58.2%	73.1%	64.6%
	Rental	41.8%	26.9%	35.5%
<b>Dampness</b>	Always damp	3.7%	1.9%	3.0%
	Sometimes damp	19.5%	16.2%	18.5%
	Not damp	76.8%	81.9%	78.5%
<b>Mould</b>	Mould over A4 size - always	5.4%	3.2%	4.3%
	Mould over A4 size - sometimes	11.4%	10.5%	12.6%
	No/little mould	83.3%	86.3%	83.1%

# Recent Sales in the Locality



## Recent Sales

Some additional recent sales in the locality are listed below



<b>2 Kaimera Ct, Feilding</b>		<b>Sale Price:</b>	<b>\$442,000</b>
House Type:	Flat	Sale Date:	01/05/2024
Year Built:	1987	Floor Area:	122 m <sup>2</sup>
Cladding:	Fibre Cement	Land Area:	0 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>73%</b>



<b>114A West St, Feilding</b>		<b>Sale Price:</b>	<b>\$448,000</b>
House Type:	Flat	Sale Date:	18/09/2023
Year Built:	1971	Floor Area:	110 m <sup>2</sup>
Cladding:	Brick	Land Area:	367 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>69%</b>



<b>40A Shelton Pl, Feilding</b>		<b>Sale Price:</b>	<b>\$535,400</b>
House Type:	Flat	Sale Date:	08/05/2024
Year Built:	1974	Floor Area:	140 m <sup>2</sup>
Cladding:	Brick	Land Area:	458 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>69%</b>



<b>21 Cargill Ave, Feilding</b>		<b>Sale Price:</b>	<b>\$500,000</b>
House Type:	Flat	Sale Date:	09/06/2024
Year Built:	1975	Floor Area:	134 m <sup>2</sup>
Cladding:	Mix.Material	Land Area:	472 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>69%</b>



<b>46 Weld St, Feilding</b>		<b>Sale Price:</b>	<b>\$445,000</b>
House Type:	Flat	Sale Date:	30/01/2024
Year Built:	1991	Floor Area:	110 m <sup>2</sup>
Cladding:	Fibre Cement	Land Area:	0 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>69%</b>



<b>15A Carthew St, Feilding</b>		<b>Sale Price:</b>	<b>\$410,000</b>
House Type:	Flat	Sale Date:	27/03/2024
Year Built:	1975	Floor Area:	90 m <sup>2</sup>
Cladding:	Brick	Land Area:	393 m <sup>2</sup>
Garaging:	1 attached	<b>Match:</b>	<b>67%</b>



<b>17 Blenheim Pl, Feilding</b>		<b>Sale Price:</b>	<b>\$460,000</b>
House Type:	Flat	Sale Date:	06/10/2023
Year Built:	1975	Floor Area:	120 m <sup>2</sup>
Cladding:	Brick	Land Area:	629 m <sup>2</sup>
Garaging:	1 attached, 1 freestanding	<b>Match:</b>	<b>66%</b>





## Function and use of report

The purpose of this computer generated report is to provide you with property information, including an estimate of the market value of the property, as at the date the report is issued. It has been generated from a range of data sources that has been compiled by Quotable Value Limited (QV) including the following: Council Property & Sales Data, Google Maps, LINZ Titles, RBNZ Interest Rates, Statistics NZ Census Data and QV's Internal Databases.

The estimate contained in this report cannot be used for lending purposes. Any decision on this property that is reliant on its value must take account of the limitations of this estimate as stated below. The report is not designed to replace a professional valuation and if a significant variation of the estimate would materially affect you we recommend you obtain a Registered Valuers report.

## Limitations of report

No physical inspection has been made in arriving at the estimate provided in this report. We have relied on the data source information held by QV for the subject property. The estimate is generated on the assumption that there:

- have been no changes to the property from the information provided from the data sources
- are no issues that may affect the property such as the title, planning, resource consent, Local Authority requirements, hazardous or noxious substances; and
- are no other matters that will affect the value of the property,

Any users of this estimate need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.

The Record of Title was not searched for this estimate of value. A search of the Record of Title at Land Information New Zealand will confirm these details.

This Report does not comply with the standards for a market valuation from the Institute of Valuers.

## Limitation of liability

QV does not accept any responsibility or liability for loss should this estimate be used by any other party, or for any other purpose, or without regard to the limitations stated above.

QV makes no warranties or guarantees and does not accept any responsibility for the extent or quality of the information from the data sources used to generate this report.

Nothing in these conditions is intended to limit or replace any of our obligations or your rights under relevant consumer law including the Fair Trading Act 1986, the Consumer Guarantees Act 1993 and the Privacy Act 2020. Your rights of redress under the Consumer Guarantees Act 1993 apply if we have not complied with our obligations under that Act, for example, the guarantee that our services are fit for purpose. Under the Consumer Guarantees Act 1993 we may be liable for any loss or damage resulting from the failure to comply so long as the loss or damage was reasonably foreseeable. If you have purchased this report "in trade" as defined under the Consumer Guarantees Act 1993 you agree that the guarantees under that Act will not apply to the provision of or use of our services.

If you do have any complaints or believe we are not meeting our obligations under Consumer Law, we encourage you to contact us.

## Publication

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