



Your property

Property information

4 1 2 2

Legal description	LOT 1 DP S83228	Land area	516sqm (more or less)
Certificate of title	Freehold	Last sale price	\$625,000 - 22 Sep 2023
Rating valuation	\$820,000 - Sep 2021	Zoning	Residential (9A)

Strengths

- Solid 1940's brick home
- Renovated kitchen
- Double garaging
- Fully fenced section

Weaknesses

- Some buyers may be put off by two smaller bedrooms and the layout around these

Opportunity

- Take advantage of the increased market activity in the New Year
- Lending getting easier for buyers to access - banks loosening restrictions and interest rates decreasing

Threats

- Limiting your buyer pool selling with tenants in the property - settlement has to take place 95 days after unconditional if handing notice, tenants can limit viewing times and potentially don't present the property well

Recent sales



SOLD \$699,000

Forest Lake
2 Holloway Place

3 1 1 1



SOLD \$637,000

Beerscourt
278 Te Rapa Road

3 1 1 1



SOLD \$699,000

Beerscourt
3 Philip Street

3 1 1 1



SOLD \$724,000

Maeroa
14 Windsor Road

3 1 1 0



SOLD \$695,101

Maeroa
10 Darley Street

4 1 1 2



SOLD \$680,000

Forest Lake
32a Hinton Avenue

3 1 1 2



SOLD \$750,000

Forest Lake
16 Holloway Avenue

3 1 1 1



SOLD \$687,000

Maeroa
167 Maeroa Road

3 1 1 2

Recent sales in detail

The value analysis is provided as a requirement of the Real Estate Agents Act 2008.

Your property	Sale price	Sale date	Rateable value	Land area	Floor area
Maeroa 36 Hobson Street	\$625,000	22.09.2023	\$820,000	516sqm	113sqm

Recent sales	Sale price	Sale date	Rateable value	Land area	Floor area
Forest Lake 2 Holloway Place	\$699,000	15.01.2025	\$860,000	624sqm	110sqm

Listed with an asking price of \$699,000. Sold after 69 days on the market.

3  1  1  1 

Beerscourt 278 Te Rapa Road	\$637,000	15.11.2024	\$590,000	Cross-lease	122sqm
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Listed with an asking price of \$639,000. Sold after 18 days on the market.

3  1  1  1 

Beerscourt 3 Philip Street	\$699,000	07.11.2024	\$730,000	Cross-lease	134sqm
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Listed with an asking price of \$699,000. Sold after 22 days on the market.

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Maeroa 14 Windsor Street	\$724,000	10.10.2024	\$750,000	559sqm	93sqm
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Listed with an asking price of \$719,000. Sold after 48 days on the market.

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Maeroa 10 Darley Street	\$695,101	09.10.2024	\$820,000	578sqm	126sqm
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Listed by Negotiation. Sold after 20 days on the market.

4  1  1  2 

Forest Lake 32a Hinton Avenue	\$680,000	03.10.2024	\$710,000	Cross-lease	120sqm
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Listed with an asking price of \$699,000. Sold after 18 days on the market.

3  1  1  2 

Forest Lake 16 Holloway Avenue	\$750,000	19.09.2024	\$770,000	655sqm	94sqm
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Listed by Negotiation. Sold after 24 days on the market.

3  1  1  1 

Maeroa 167 Maeroa Road	\$687,000	09.08.2024	\$650,000	680sqm	111sqm
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Listed with an asking price of \$695,000. Sold after 28 days on the market.

3  1  1  2 



Appraisal value

The value analysis is provided as a requirement of the Real Estate Agents Act 2008.

The selling price is always dictated by what a purchaser is prepared to pay at any given time in the current market.

Given the comparable sales and properties listed in the comparative market analysis, we believe the rational current market value of the property lies somewhere between:

\$670,000 and **\$710,000**

DISCLAIMER: This market appraisal has been prepared exclusively for the use of the addressee.

It should be noted that we are not registered valuers and the value indicated is a subjective view of the value of the property in the current market. It is our job is to extract as much from the buyers as we can - through a well thought out campaign and a competitive sales process, we will maximise the value of your property.

Your sales team



Ben Scaramuzza

022 371 0659 | ben.scaramuzza@bayleys.co.nz

SUCCESS REALTY LIMITED, LICENSED UNDER THE REA ACT 2008

Working with the Bayleys Hamilton Residential and Lifestyle team, Ben joins a long family tradition in the property sector. Growing up with parents in the building industry, Ben has developed a passion for property and is committed to help clients achieve their property goals. His work ethic and competitive nature put him in a great position to prosper.

Born and bred in Hamilton, Ben has great knowledge of the area and is well informed on everything occurring in the city. Ben specialises in residential development with an extensive understanding of subdivision and building processes. His enthusiasm and dedication have helped him to create strong connections with clients. Ben developed his craft under a high performing agent which allowed him to develop essential skills of a successful salesperson before backing himself to build his own business.

Outside of the office, Ben has played football to a high level in NZ which has helped develop skills to succeed in such a competitive environment.

Mike Gascoigne - Sales Manager

027 430 8311 | mike.gascoigne@bayleys.co.nz

SUCCESS REALTY LIMITED, LICENSED UNDER THE REA ACT 2008

Mike, raised on a dry-stock farm in Cambridge, attended Sacred Heart College and Lincoln University, earning a Bachelor of Commerce in Valuation & Property Management. He worked as a valuer and in corporate finance before joining Bayleys Real Estate in 1998. He founded Pinpoint Properties in 2010 and merged it with Bayleys Waikato in 2018. Now, Mike manages the Bayleys Cambridge office, leading a high-achieving team. He lives near Cambridge with his family and enjoys cycling, outdoor activities, and sports.



