

# E-valuer Report

Prepared on 28 June 2021



31 Tirimoana Road, Te Atatu South,  
Auckland, 0602



## Estimated Value

Estimated Value: \$1,529,000  
Estimated Price Range: \$1,330,140 - \$1,727,660

Confidence



Forecast Standard Deviation (FSD): 13%

**Estimated value as at 26 June 2021.** 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.

## Property Details

Category	RESIDENTIAL	Capital Value	\$900,000
Floor Area	140m <sup>2</sup>	Land Value	\$850,000
Territorial Authority	Auckland - Waitakere	Improvement Value	\$50,000
Year Built	1967	Valuation Date	01-07-2017
Land Use primary	Single Unit excluding Bach	Zone	Residential Zone D
Wall Material	Weatherboard	Property Type	Residential: Dwelling
Roof Material	Tile Profile	Maori Land	Not Maori Land
Units	1		



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## Certificate of Title Detail

<b>Title Reference</b>	NA11A/659	<b>Date Issued</b>	1967-05-19	<b>Type</b>	Freehold
<b>Prior Title</b>	NA774/112				

## Legal Descriptions

Lot 9 Deposited Plan 45907					
<b>Estate Type</b>	Fee Simple	<b>Area</b>	1,189m <sup>2</sup>	<b>Share</b>	1/1

## Current Owners

Neil Craig Armstrong
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## Interests

Date	Reference	Document Type	Registrant
2019-05-23	11441319.2	Mortgage	ASB Bank Limited

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### How to read this estimate

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 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 coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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