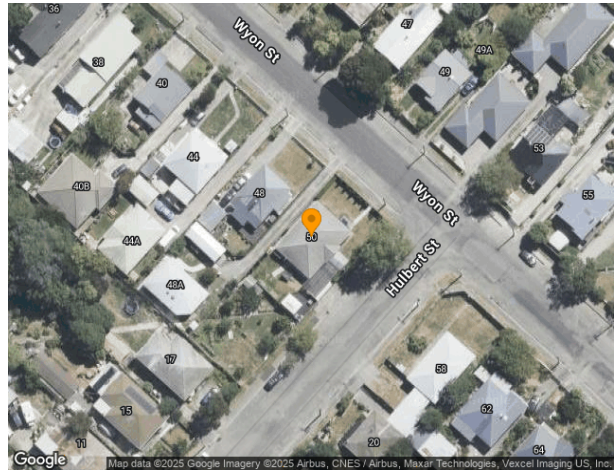




QV e-Report

50 Wyon Street, North Linwood,
Christchurch City



QV

QV's estimated market value

\$740,000

Confidence Level: Medium

Date of Estimate: 26/05/2025

Subject to the attached valuation conditions.

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

Rating Valuation

Capital Value	\$690,000
Land Value	\$410,000
Value of Improvements	\$280,000
Effective Date	01/08/2022
Valuation Reference	22410/20600

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





50 Wyon Street, North Linwood,
Christchurch City



Property Description

A 123 square metre 3 bedroom 2010's roughcast dwelling in good condition which is located on an 842 square metre level corner site with no appreciable view. The property includes one toilet, drive on access, under main roof garaging for one vehicle, no decking and average landscaping.

Improvements

 123 m ²	 3
 2*	 1
 1	 1

*Estimated

Type of Property:	Dwelling
Units of Use:	1
Estimated Year of Construction:	2014
Total Floor Area:	123 m ²
Total Living Area:	100 m ²
Wall Construction and Condition:	Roughcast,etc, Good
Roof Construction and Condition:	Tile Profile, Good
Garages - Under Main Roof:	1
Garages - Freestanding:	0
Carparks including garaging:	1

Land

Site Area:	842 m ²
Contour:	Level
Outlook:	No appreciable view
Access:	Drive on access
Zoning:	9C - Residential Medium Density
Maori Land:	No
Land Use:	Single Unit excluding Bach

Title Summary

Record of Title:	CB257/90
Legal Description:	Part Lot 19 Deposited Plan 2407
Land Area:	612 m ²
Tenure:	Fee Simple

Location

Suburb/Town	North Linwood
Proximity of Suburb to CBD	3.5 kms
Surrounding Development	The bulk of housing in the immediate locality was built during the 1920s to 1940s
Facilities	Shops, schools, parks
Public Transport	Easy access to buses
Locality Features	Properties in this locality tend to sell at a level below the average for the market in Christchurch City.

Comparable Sales

50 Wyon Street, North Linwood,
Christchurch City



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:



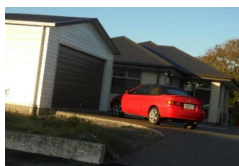
55 St Lukes Street, Woolston		Sale Price:	\$750,000
House Type:	Dwelling	Sale Date:	08/05/2025
Year Built:	2010-19	Floor Area:	180 m ²
Cladding:	Brick	Land Area:	501 m ²
Garaging:	2 attached	Match:	75%

The house is larger in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has parking.



7 Merrilees Place, Christchurch City		Sale Price:	\$718,500
House Type:	Dwelling	Sale Date:	27/03/2025
Year Built:	2010-19	Floor Area:	170 m ²
Cladding:	Brick	Land Area:	461 m ²
Garaging:	2 attached	Match:	73%

The house is larger in size. It is of a similar age to the subject property and the section size is smaller. 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.



12 Shortland Street, Wainoni		Sale Price:	\$640,000
House Type:	Dwelling	Sale Date:	30/04/2025
Year Built:	2010-19	Floor Area:	114 m ²
Cladding:	Roughcast,etc	Land Area:	690 m ²
Garaging:	2 freestanding	Match:	72%

The house is similar in size. It is of a similar age to the subject property and the section size is smaller. 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.



104A Wildberry Street, Woolston		Sale Price:	\$640,000
House Type:	Dwelling	Sale Date:	27/03/2025
Year Built:	2020-29	Floor Area:	92 m ²
Cladding:	Steel/G-Iron	Land Area:	409 m ²
Garaging:	None	Match:	72%

The house is smaller in size. It is of a similar age to the subject property and the section size is smaller. 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.



7A Bideford Place, Dallington		Sale Price:	\$725,000
House Type:	Dwelling	Sale Date:	28/03/2025
Year Built:	2010-19	Floor Area:	147 m ²
Cladding:	Weatherboard	Land Area:	484 m ²
Garaging:	None	Match:	70%

The house is larger in size. It is of a similar age to the subject property and the section size is smaller. 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.

Property History

50 Wyon Street, North Linwood,
Christchurch City



Subject Market Sales History

Sale Date	Sale Price
07/04/2021	\$605,000
12/03/2018	\$420,000
23/04/2014	\$380,000

Rating Valuation Property Changes

Date	Valuation date	Capital value	Land value	Land area	Floor area
01/06/2023	01/08/2022	\$690,000	\$410,000	842 m ²	123 m ²
28/01/2023	01/08/2022	\$690,000	\$410,000	842 m ²	123 m ²
18/05/2022	01/08/2022	\$415,000	\$205,000	842 m ²	123 m ²
23/11/2019	01/08/2019	\$415,000	\$205,000	842 m ²	123 m ²
27/08/2019	01/08/2019	\$390,000	\$185,000	842 m ²	123 m ²
26/11/2016	01/08/2016	\$390,000	\$185,000	842 m ²	123 m ²
21/11/2014	01/11/2013	\$370,000	\$170,000	842 m ²	123 m ²
18/09/2014	01/11/2013	\$170,000	\$170,000	842 m ²	123 m ²
08/03/2014	01/11/2013	\$170,000	\$170,000	842 m ²	-
24/01/2014	01/08/2007	\$153,000	\$153,000	842 m ²	-
29/11/2007	01/08/2007	\$282,000	\$153,000	842 m ²	90 m ²
30/11/2004	01/08/2004	\$182,000	\$90,000	842 m ²	90 m ²
10/11/2001	01/09/2001	\$117,000	\$60,000	842 m ²	90 m ²
07/11/1998	01/09/1998	\$122,000	\$60,000	842 m ²	90 m ²
10/12/1995	01/09/1995	\$96,000	\$43,000	842 m ²	90 m ²
13/12/1992	01/10/1992	\$80,000	\$28,500	842 m ²	90 m ²
09/07/1991	01/07/1989	\$71,000	\$20,500	842 m ²	90 m ²

Market Commentary

50 Wyon Street, North Linwood,
Christchurch City



National Commentary

Our latest QV House Price Index shows home values rose 0.10% in the three months to April to a new national average value of \$914,504, which is -1.33% lower than the same time last year.

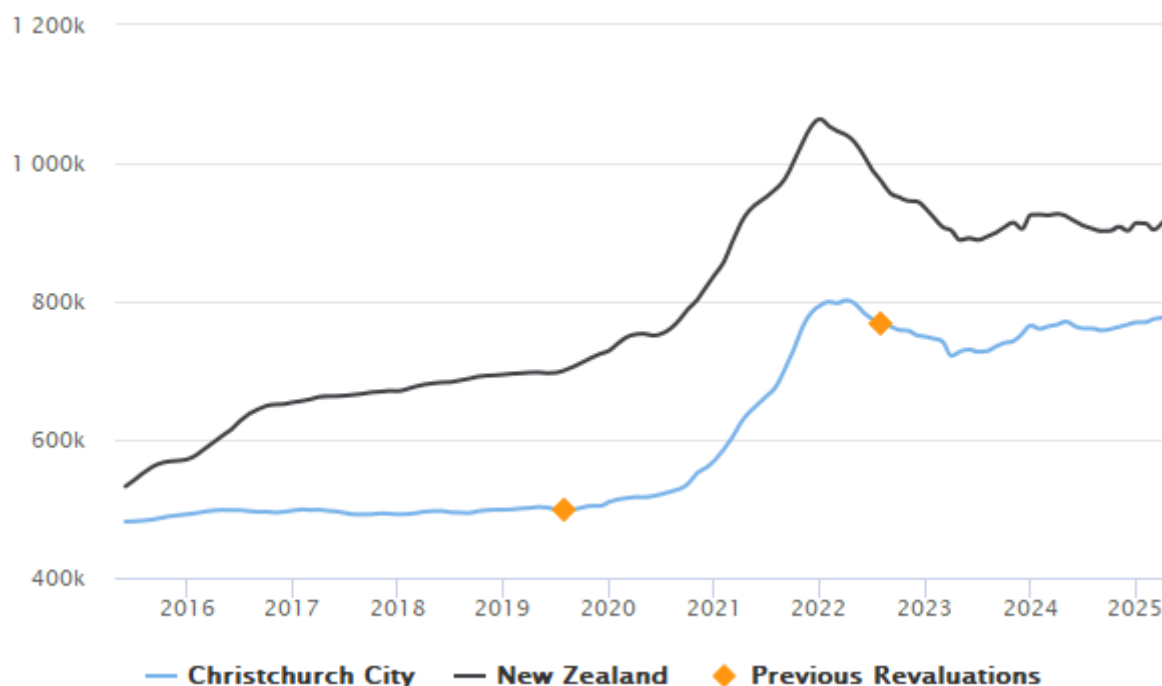
Across New Zealand's main urban areas: the Auckland region continues to soften, with home values down 2.89% year on year, and 0.08% over the past 3-months; the Wellington region dropped 4.11% year on year, and 0.50% over the quarter to April; Dunedin was down 0.04% year on year and -0.73% over the past three months; while Christchurch bucked the trend, rising 1.35% year on year and 0.88% in the April quarter; as did Hamilton up 0.36% year on year and 0.12% over the past 3-months.

Local Commentary

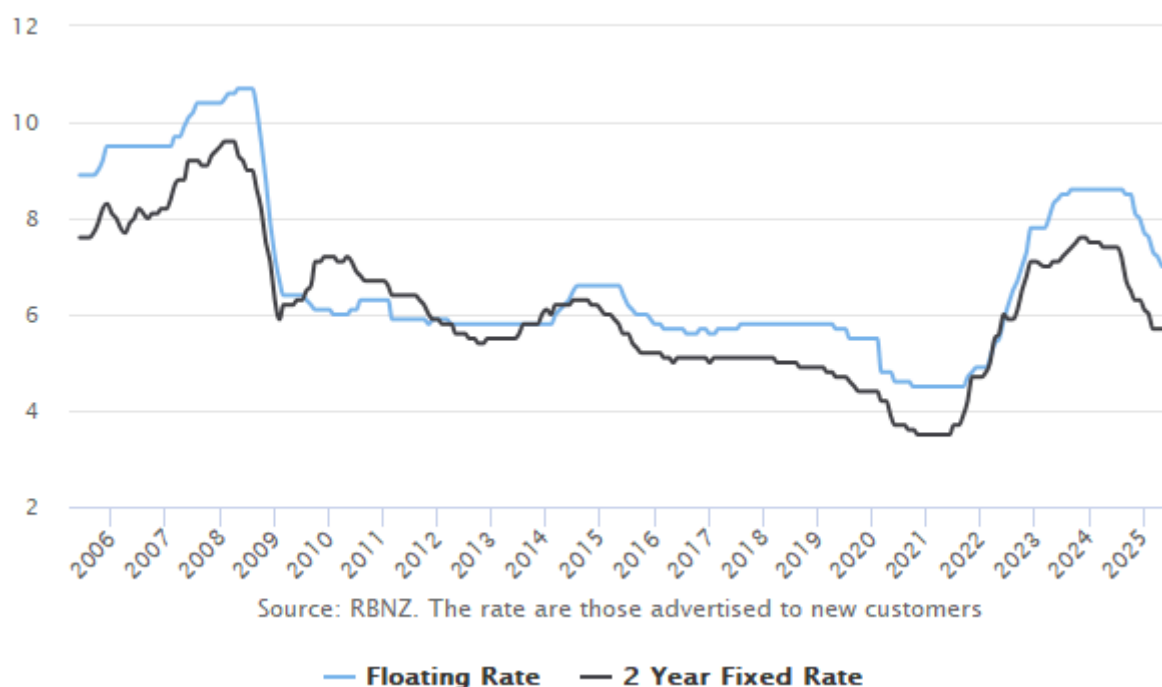
Christchurch City has increased by 0.9% over the past three month period with the average value now sitting at \$776,636. This represents an annual growth rate of 1.3%.



QV House Price Index – Average Values



Mortgage Rates



Statistical Data from the latest 2018 Census



		Linwood North	Christchurch City	New Zealand
Population	# of People	2,709	369,006	4,699,755
	Median Age	36.0	37.1	37.4
Work	Employed full-time	50.1%	50.3%	50.1%
	Employed part-time	14.6%	15.1%	14.7%
	Unemployed	5.5%	3.8%	4.0%
	Not in the labour force	29.8%	30.8%	31.2%
Study Participation	Full-time study	16.1%	20.8%	21.3%
	Part-time study	3.7%	3.5%	3.2%
Income	Median	\$27,700	\$32,900	\$31,800
	Under \$30,000	52.5%	47.0%	48.1%
	\$30,001-\$50,000	22.7%	21.1%	20.2%
	\$50,001-\$70,000	15.2%	15.3%	14.4%
	\$70,001-\$100,000	7.8%	9.6%	9.6%
	\$100,000 plus	2.0%	6.9%	7.6%
Dwelling occupancy	Total private dwellings	990	138,366	1,653,060
	Owner occupier	54.8%	63.5%	64.6%
	Rental	45.5%	36.5%	35.5%
Dampness	Always damp	3.6%	2.2%	3.0%
	Sometimes damp	23.2%	16.3%	18.5%
	Not damp	72.9%	81.5%	78.5%
Mould	Mould over A4 size - always	4.2%	2.8%	4.3%
	Mould over A4 size - sometimes	12.7%	9.2%	12.6%
	No/little mould	82.7%	88.0%	83.1%

Recent Sales in the Locality



Recent Sales

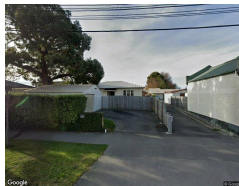
Some additional recent sales in the locality are listed below



6/24 Hendon Street, St. Albans

Sale Price: \$650,000

House Type:	Dwelling	Sale Date:	03/04/2025
Year Built:	2020-29	Floor Area:	73 m ²
Cladding:	Weatherboard	Land Area:	190 m ²
Garaging:	None	Match:	69%



115A Mackenzie Avenue, Woolston

Sale Price: \$650,000

House Type:	Dwelling	Sale Date:	26/03/2025
Year Built:	2000-09	Floor Area:	149 m ²
Cladding:	Brick	Land Area:	381 m ²
Garaging:	2 attached	Match:	69%



2/12 Barclay Place, Dallington

Sale Price: \$620,000

House Type:	Dwelling	Sale Date:	29/04/2025
Year Built:	1990-99	Floor Area:	140 m ²
Cladding:	Brick	Land Area:	0 m ²
Garaging:	2 attached	Match:	67%



28 North Parade, Dallington

Sale Price: \$703,000

House Type:	Dwelling	Sale Date:	15/04/2025
Year Built:	1910-19	Floor Area:	111 m ²
Cladding:	Weatherboard	Land Area:	621 m ²
Garaging:	3 freestanding	Match:	67%



39 Torlesse Street, Avonside

Sale Price: \$632,500

House Type:	Dwelling	Sale Date:	24/03/2025
Year Built:	1940-49	Floor Area:	110 m ²
Cladding:	Weatherboard	Land Area:	620 m ²
Garaging:	3 freestanding	Match:	65%



41 Shortland Street, Wainoni

Sale Price: \$685,000

House Type:	Dwelling	Sale Date:	22/03/2025
Year Built:	2000-09	Floor Area:	180 m ²
Cladding:	Brick	Land Area:	490 m ²
Garaging:	2 attached	Match:	65%



6 Price Place, Bromley

Sale Price: \$604,000

House Type:	Dwelling	Sale Date:	13/04/2025
Year Built:	1960-69	Floor Area:	110 m ²
Cladding:	Brick	Land Area:	690 m ²
Garaging:	2 freestanding	Match:	64%

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

Neither the whole nor any part of this Report or any reference thereto may be published, included in any document, circular or referenced without seeking our approval of the form and context in which it will appear.