



Single Property Sales History

Qpid 1697012
Issued 29/08/2024

| | | | |
|------------------------------------------|-------------------------------|------------------------------------------------|----------------------------|
| Val Ref Local Authority | 35560/21600/C MANUKAU CITY | Street Address Classification | 109 MEADOWLAND DR 1 1 0 |
|------------------------------------------|-------------------------------|------------------------------------------------|----------------------------|

| | | | |
|------------------|---------|------------------------|------------|
| Net Price | 210,000 | Sale Status | Confirmed |
| Chattels | 26,000 | Sale Type | S |
| Other | 0 | Agreement Date | 28/01/1997 |
| GST | 0 | Settlement Date | |

| | <u>CV</u> | <u>LV</u> | <u>RATIO</u> |
|-----------|-----------|-----------|--------------|
| | 190,000 | 50,000 | 1.11 |
| 1/06/2021 | 600,000 | 380,000 | 0.35 |
| 1/06/2024 | | | |

Land Area (Ha) 0.000
Legal Description PUC UP 182533 ON LOT 14 DP 155221

Land Use

| <u>Category</u> | <u>Zone</u> | <u>Use</u> | <u>Units</u> | <u>Sub</u> | <u>C/P</u> | <u>Age</u> | <u>Cond</u> | <u>Cons</u> | <u>Site</u> | <u>Floor</u> |
|-----------------|-------------|------------|--------------|------------|------------|------------|-------------|-------------|-------------|--------------|
| CSS | 8E | 81 | 1 | 0 | 0 | 1990-99 | GG | XI | 200 | 200 |

Mas Appraisal

| <u>CSI</u> | <u>Lot</u> | <u>Contour</u> | <u>Landscape</u> | <u>View</u> | <u>VScope</u> | <u>House</u> | <u>Mod</u> | <u>EYB</u> | <u>Main</u> | <u>Total</u> |
|------------|------------|----------------|------------------|-------------|---------------|--------------|------------|------------|-------------|--------------|
| | | | | | | | | | 0 | 0 |

| <u>Fdn</u> | <u>Deck</u> | <u>LDY</u> | <u>Ols</u> | <u>Acc</u> | <u>Drv</u> | <u>UMR</u> | <u>FS</u> | <u>Out</u> |
|------------|-------------|------------|------------|------------|------------|------------|-----------|------------|
| | | | | | | 0 | 0 | |

Vendor/Purchaser
Valuers Remarks S/I
Production 0000000

X-Ref1 **X-Ref2**