



Property-

HUB.NZ

Nineteenth Edition - November 2023

Property market report

Auckland's real estate market is experiencing a notable resurgence, marking the end of a one-and-a-half-year slump. Experts are optimistic about the latest statistics, indicating a clear recovery that is breathing new life into the property sector. While this resurgence brings good news for homeowners witnessing the increase in property values, it also poses challenges for first-time buyers.



According to the recently published CoreLogic house price index, Auckland saw a 0.4 percent increase in property values in September, marking the first positive growth since March 2022. This encouraging trend contributes to the broader picture of national recovery in the housing market. The data reveals that the average New Zealand house now costs \$905,445, with the average Auckland house reaching \$1,259,296.

This positive trajectory is underscored by the third consecutive report from property analysts, all of which affirm a rebound in national house prices. Residential sales have been holding onto gains since August, reinforcing the notion that the market is regaining its strength.

Specifically focusing on Auckland, the OneRoof report highlights a 1.6 percent increase in the average property value over the past three months, now standing at \$1,302,000. This upward movement not only indicates the end of the downturn in Auckland but also suggests a robust finish for the city's real estate market by the end of the year.

Buyers in Auckland are currently navigating a dynamic and accelerating property market. Over the last three months, prices have been picking up momentum, and auction rooms are witnessing their strongest competition in almost two years. In essence, the message to prospective buyers and sellers is clear: if you're considering entering the market, now is the time to act. Let's look at the recent sales:

Coatesville	\$1,680,000
Helensville	\$817,500

Hobsonville	\$606,500 to \$1,600,000
Huapai	\$980,000 to \$1,625,000
Kumeu	\$670,000 to \$1,925,000
Massey	\$730,000 to \$1,555,000
Parakai	\$656,000 to \$680,000
Riverhead	\$1,100,000 to \$1,250,000
Swanson	\$673,000 to \$1,490,000
Waimauku	\$570,000 to \$1,300,000
Westgate	\$790,000
West Harbour	\$875,000 to \$2,322,000
Whenuapai	\$1,080,000 to \$1,280,000

Ready to take advantage of this regenerating market? For a complimentary market appraisal and the latest market updates, reach out to Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008

Don't miss your chance to be a part of Auckland's reviving real estate scene. The future is bright, and the opportunities are positive!

Five must-do's, before you list your home for sale

Investing in certain key areas around your home before selling it can help increase its appeal to potential buyers and potentially fetch a higher selling price. Here are the five most important things to consider:



1. Curb Appeal: The first impression matters. Enhance your home's curb appeal by investing in landscaping, exterior painting, and repairs. A well-maintained exterior can attract more buyers and create a positive initial impression.
2. Interior Updates: Focus on interior upgrades that can add value.

Property

Consider fresh paint in neutral colors, modernising fixtures and hardware, repairing any visible damage, and updating outdated appliances. Kitchens and bathrooms are often considered the most critical areas to renovate.

3. Home Staging: Staging your home can help potential buyers visualise themselves living there. This might involve rearranging furniture, adding decorative items, and ensuring that each room is well-lit and inviting.

4. Energy Efficiency Improvements: Many buyers are interested in energy-efficient homes. Consider investing in energy-efficient windows, insulation, a programmable thermostat, or even solar panels if it's cost-effective for your area. These upgrades can appeal to environmentally conscious buyers and potentially reduce long-term operating costs.

5. Maintenance and Repairs: Prioritise essential maintenance and repairs. This includes fixing any leaks, replacing damaged roofing or siding, addressing electrical and plumbing issues, and ensuring that the property is in good working order. A well-maintained home is more attractive and can give buyers confidence that they won't encounter immediate problems.

Remember that the investment should be proportionate to the potential increase in your home's selling price. It's essential to conduct a cost-benefit analysis to determine which improvements will deliver the best return on investment for your specific target buyer. Consulting with your chosen real estate agent may provide a valuable insight into what upgrades are most likely to pay off for localisation and target audience. If you would like to understand more or you'd like a free property appraisal that considers the elements above and the potential gains available to you please call Graham McIntyre AREINZ, Mike Pero Real Estate, Licensed REAA2008, on 0800 900 700 or 027 632 0421.

Six must-do's in matrimonial separation

Navigating a matrimonial separation can be a complex and emotionally challenging process. It's important to approach it methodically and consider various legal, financial, and emotional aspects. Here's a step-by-step guide to help you through the process, including dealing with assets:



Seek Legal Advice: Consult with an attorney who specialises in family law. They will help you understand your rights, responsibilities, and the legal implications of your separation.

Collect Important Documents: Gather all relevant documents, such as marriage certificates, financial records, property deeds, bank statements, tax returns, and prenuptial agreements.

Temporary Living Arrangements: Decide whether you and your spouse will continue living together during the separation or if one of you will move out temporarily. This should be discussed and agreed upon if possible.

Child Custody and Support: If you have children, establish a temporary custody and visitation plan. Determine child support arrangements according to your state or country's laws.

Spousal Support: Discuss and potentially negotiate spousal support, if applicable, based on factors such as income, length of marriage, and financial needs.

Asset and Debt Inventory: Create a comprehensive list of all assets (e.g., real estate, vehicles, investments) and debts (e.g., mortgages, loans, credit card debts) acquired during the marriage. This will be crucial for property division.

For a complete step-by-step guide and a matrimonial separation checklist contact Graham McIntyre AREINZ on email graham.mcintyre@mikepero.com or call/text 027 632 0421. With over 17 years operating at the top of the real estate market and with AREINZ qualification, Graham is a proven, stable, professional by your side helping and guiding you to the very best decisions and outcome.

Five reasons more people are selling with Mike Pero Real Estate

1. **Exclusive Flexi-Commission Model:** At Mike Pero Real Estate, they believe in putting you in control. Their Flexi-Commission model allows you to choose the fee you pay based on the level of service you receive. It's about giving you control and ensuring you get the maximum value that you deserve.



2. **Free Marketing:** Picture this - all your marketing expenses covered when you sell your property. With Mike Pero Real Estate, they offer



Property • Disputes • Family • Wills

Taina Henderson 027 537 9222
Shelley Funnell 027 537 9221
Amie Wallwork 021 421 336

www.hendersonreeves.co.nz

VODANOVICH
LAW

SALES & PURCHASE OF REAL ESTATE

RELATIONSHIP PROPERTY | BUSINESS STRUCTURES

POWERS OF ATTORNEY | WILLS & TRUSTS

COMPANY & EMPLOYMENT LAW

PLEASE CONTACT IVAN

ivan@vlaw.co.nz 09 412 8000
 4a Shamrock Drive Kumeu, Auckland

Property

a unique blend of marketing strategies, including recommended upgrades to enhance your property's appeal. The best part? It's all on Mike Pero Real Estate when you sell, making sure you get the best possible result without cost.

3. Experienced and Professional: Selling your home requires expertise, and the team at Mike Pero Real Estate is second to none. Graham has achieved the highest qualifications in real estate and boasts over 17 years of consistently exceeding client expectations. Rest assured, your property is in the hands of seasoned professionals.

4. Extensive Reach: Mike Pero Real Estate believes in the power of collaboration. When you choose them, you tap into a network that spans across numerous brands, agents, influencers, and advisors. This inclusive approach ensures your property benefits from healthy competition in the market, maximizing its exposure.

5. Guaranteed Service: Your peace of mind matters to us. Backed by hundreds of testimonials from satisfied clients, Mike Pero Real Estate guarantees top-notch service delivery. Our track record speaks for itself, and we are committed to providing you with a comfortable and successful selling experience.

For a complimentary appraisal of your property and an in-person market update, look no further than Graham McIntyre AREINZ. Call him today at 027 632 0421, and take the first step towards a seamless and rewarding selling journey with Mike Pero Real Estate. (Licensed REAA2008) Your property deserves nothing less.

Paying GST when purchasing a property

When purchasing a property, the parties to the sale and purchase agreement elect whether the purchase price includes GST or not. A vendor such as a developer may be GST registered. Accordingly, the purchaser will be liable for GST on the purchase price (unless the price is agreed to be GST inclusive). Zero rating can be a possibility where:

- the vendor is GST registered at settlement;
- the purchaser is GST registered at settlement;
- the purchaser (or any associated person) will not be using the property as a principal place of residence; and
- the purchaser will use the property to make taxable supplies.

Importantly, residential rental is not a taxable supply. Therefore, even a GST registered purchaser may not claim the transaction to be a zero-rated transaction.

Given the value of properties in New Zealand, GST issues can have a big financial impact on a property transaction. We recommend that when buying or selling a property that you obtain advice on any tax issues before signing the agreement. For more information on



Loan
Market

Stephen Massey
Mortgage Adviser

stephen.massey@loanmarket.co.nz
021 711 444

Let's chat.

this or any other legal issues contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Refinancing

Mortgage refinancing involves repaying your current mortgage and taking out a new loan with different terms, usually with the goal of obtaining better conditions. This can involve working with your existing lender or switching to a new one, depending on which best meets your needs.

There are various reasons why homeowners choose to refinance their mortgage. Some of the most common include:

Reducing monthly payments: By extending the loan term or securing a lower interest rate, refinancing can help lower your monthly payments, providing more financial flexibility.

Debt consolidation: If you have high-interest debt, such as credit card balances or personal loans, refinancing your mortgage to consolidate these debts can save you money and simplify your finances.

Accessing equity: Refinancing can allow you to tap into your home's equity for various purposes, such as home renovations, education expenses, or investments.

Evaluating Your Current Mortgage:

Before considering refinancing, it's essential to evaluate your current mortgage to determine whether it's meeting your needs:

Interest rate: Check if you are paying a competitive interest rate since you first obtained your mortgage.



KEMP BARRISTERS & SOLICITORS
Your local team of legal experts

Property Law

Litigation

Family & Relationship Law

Trust & Asset Protection

Wills & Estates

Commercial Law

info@kempsolicitors.co.nz
09 412 6000
25 Orahua Road, Kumeu



Property

Loan term: Is the length of your mortgage term appropriate for your financial situation, or would you benefit from extending or shortening the term?

Repayment flexibility: Does your current mortgage allow for extra repayments, lump sum payments, or other flexible repayment options that suit your financial goals?

When to Refinance Your Mortgage:

Timing is crucial when it comes to refinancing your mortgage. Here are some factors to consider when determining the best time to refinance:

Interest rate environment: Keep an eye on market trends and consider refinancing when you are about to come off a fixed term to see if you can obtain a better rate with another Lender.

Credit score improvements: If you are with a non-bank lender your credit score may have improved since you first obtained your mortgage, you may qualify for better loan terms with a mainstream lender.

Equity accumulation: As you build equity in your home, refinancing can become more appealing, whether for accessing funds or securing better loan terms.

Changes in financial circumstances: Major life events or changes in your financial situation such as a salary increase, windfall or expanding family, may warrant refinancing to better align with your needs.

Costs Associated with Refinancing:

This one can catch you out if you haven't been informed properly. While refinancing can lead to significant savings, it's important to consider the associated costs, which may include:

Break fees: If you have a fixed-rate mortgage, it's essential to consider the potential costs of refinancing before your fixed term expires. Breaking a fixed-rate mortgage early, can result in break fees or penalties.

Legal fees: You may need to work with a lawyer to handle the necessary documentation and registration, which can involve legal

fees.

Repayment of incentives: If your original mortgage included incentives, such as a cash back you may need to repay this if you refinance before the specified loyalty period ends.

So, if you're considering refinancing your mortgage, get in touch to make sure it's the right move for you. Stephen Massey - Mortgage Advisor and First Home Specialist, Call or Text 021 711 444.

The ripple effort

Within the Property Management Industry, one topic that frequently arises in both social conversations and discussions with our valued investors and landlords at The Rent Shop pertains to the impact of elections on the residential property market.



Over the past six years, there has been a prevailing perception that the incumbent government has implemented measures with significant repercussions for residential property investors. These measures encompass an extension of the Brightline Test, the introduction of Healthy Homes legislation, alterations in tenancy laws, changes in mortgage interest deductibility, and shifts in immigration policies.

While the Healthy Homes legislation has faced criticism due to the associated costs for homeowners, it has undeniably resulted in warmer, drier, and more secure homes. These improved living conditions have translated into longer tenant occupancy and a willingness to pay slightly higher rents, benefiting all parties involved.

Conversely, there has been debate regarding a perceived shift in the balance of power towards tenants, with the abolition of no-cause terminations and limits on rent increases. However, I've observed that tenants may also face challenges, as it has become more difficult to evict problematic tenants. Consequently, our property managers exercise greater caution when selecting tenants, favoring those with impeccable credentials.

In my assessment, the change in mortgage interest deductibility has the potential to be the most impactful measure, particularly for property owners with moderate to substantial mortgage finance. What seemed complacent when interest rates were at 2.7% now carries more weight as rates have risen to around 7.9%.

With the relaxation of border restrictions in response to the COVID-19 pandemic has led to a net gain of 65,000 immigrants in New Zealand in the year ending March 31, 2023, with Auckland being a primary destination. This has increased demand for rentals and purchasing of properties in the city.

the
rentshop

Mike
James

Managing Director

021 413 660

mike.james@therentshop.co.nz



Scan me to view our listings & apply online.

The Rent Shop Hobsonville Ltd
PO Box 317118
Hobsonville
Auckland 0664

www.therentshop.co.nz

Friendly
Legal
Experts

- Property Law
- Business Law
- Employment Law
- Debt Collection
- Family Law
- Family Trusts
- Estates
- Wills

smith
AND PARTNERS

LAWYERS

293 Lincoln Road
Henderson, Auckland
PH: 09 836 0939
smithpartners.co.nz

Property

The city's growth continues unabated, evident from record tenancy numbers and inquiries. Regardless of the election outcome, this trend is expected to persist, with one significant exception that could boost the market: the potential reversal of the new interest deductibility rules.

The reversal of interest deductibility would hold significant implications for the investment market, particularly given recent interest rate hikes. While the theory behind allowing deductibility on new builds is sound, practical challenges arise when building costs soar and materials become scarce.

Regarding the reduction of the Brightline Test to two years, I perceive it as less significant, given my longstanding advocacy for not selling properties. Furthermore, Healthy Homes legislation has not deterred investors as anticipated. Our TRS team has achieved an impressive milestone, with more than 80% of our properties inspected and compliant. I now view our warm, dry, and secure homes as the benchmark for all rental properties.

In conclusion, the property market operates cyclically, experiencing peaks, declines, bottoms, and recoveries with varying durations and magnitudes. While hindsight offers valuable perspective, the Auckland market remains robust, characterised by unprecedented occupancy rates. Looking ahead, it is reasonable to anticipate a positive trajectory in the property cycle. The future holds promise, with potential changes in government policies adding a layer of uncertainty to an already dynamic market.

If you're wanting to speak more in detail with our specialist team, feel free to contact us. Mike James 021 413 660.

Can I sell my property with unconsented work?

By Elyse Crowther, Registered Legal Executive, ClearStone Legal

Now that spring has well and truly sprung and summer is on its way, we're seeing a lot more properties coming onto the market. One of the questions we're often asked by buyers and sellers alike, is can a property be sold with unconsented work?

We're a nation of DIYers - as the advert says - DIY is in our DNA! Unfortunately, this means that on occasions, property owners undertake renovations and changes to their home, without obtaining the required consents from Council. These are called "unconsented works". When you do come to sell your property, you



have an obligation to disclose this to potential buyers. This applies whether you have made the changes, or if you have purchased a property knowing that there is unconsented work and are now wanting to sell it.

When you are selling a property with a standard Agreement for Sale and Purchase, you are effectively telling prospective purchasers that any work you have done to the property was undertaken with all the necessary Council consents. When this is not the case, an additional clause should be added to the Agreement outlining those works and advising purchasers that those works are not consented. If you fail to include this clause, you may be liable for compensation claims from the purchaser.

Additionally, if you are selling a property and are aware that a previous owner undertook unconsented works, then you need to make sure your Real Estate Agent discloses these to any potential purchaser. Examples of unconsented works could include removing load bearing walls, adding sanitary fixtures such as a toilet or sink, or installing a tiled shower.

If you're considering selling, we recommend discussing any potential consent issues with us before the property goes onto the market. This way we can confirm what your disclosure requirements are and draft an appropriate clause if required. We are always very happy to provide advice before you sign any Agreement for Sale and Purchase, so if you have queries give us a call on 09 973 5102 or make a time to pop in and see us at either our Kumeu or Te Atatu office.

Laser Whenuapai and Roofing Whenuapai

We are heading into the last month of spring, daylight savings is here giving us longer, lighter days and summer is just around the corner. This time of the year not only brings more sunshine and warmer weather but is an ideal time to sort out some of the post winter jobs around the house.



After a long rainy, windy winter, your gutters and downpipes may be full of leaves and other debris. This is a perfect time to clean out your gutters and downpipes. This will also help prevent leaks in your home.

It's also a good time to check your pipes, toilets and taps for water leaks. Leaks use unnecessary water and hike up your water bills.

CLEARSTONE LEGAL

Call now to discuss your legal needs

p: 09 973 5102
w: cslegal.co.nz

Kumeu Office
1A Tapu Road, Kumeu

Te Atatu Office
1/547 Te Atatu Road
Te Atatu Peninsula

Graham McIntyre

LICENSED SALESPERSON
BRAND & TERRITORY OWNER



M 027 632 0421
P 09 412 9602
FP 0800 900 700
E graham.mcintyre@mikepero.com
www.mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)
327 Main Road, Kumeu, Auckland
2 Clark Road, Hobsonville, Auckland

Mike Pero
REAL ESTATE

Property

We are experts in everything plumbing and roofing, so will find the right solution for any leaks or issues you may have. From basic tap washers and blocked toilets right through to re-piping, re-roofing, drainage, or gas systems, we can help...no job is too big or too small.

We offer a Supergold card discount too! Just let us know you have a Supergold card when you book in your plumbing job, and we will give you 20% off your first hour of plumbing labour.

Open five days a week from 7:30am-4:30pm, Laser Plumbing & Roofing Whenuapai is conveniently located at Unit 4, 3 Northside Drive, Whenuapai.

Contact us today on 09 417 0110 or whenuapai@laserplumbing.co.nz or visit our website at laserplumbingwhenuapai.co.nz for more information about our company and services.

Blackout Electric

Blackout Electric is a local family owned and operated business, run by Sebastian Weaver, a registered Electrician with over 17 years' experience in the industry.

After completing his apprenticeship and spending a number of years working for electrical companies, learning the ins and outs of the industry, Seb decided it was time to go out on his own and build his own business from the ground up - since then, he hasn't looked back.

Nearly 3 years on we have 4 staff including a new apprentice who we just had start at the beginning of 2023. Aligning with supporting local, two of our staff are out of Kaipara College, which Blackout supports via their Gateway Programme. Seb is incredibly passionate about passing on his knowledge to others who want to be in the trade, and really enjoys seeing them succeed and become successful electricians themselves.

Since starting Blackout Electric, the support and loyalty we have experienced from locals is second to none. Customers who not only continue to use our service, but refer and recommend us to their own family and friends. This is a testament to the service we provide, and the reason we continue to grow as a business. Seb is highly experienced in delivering cost-effective, high quality workmanship - offering solutions, not problems. At Blackout Electric, we pride ourselves on exceeding client's expectations. We build a relationship with our customers that begins on the first day of contact, and only ends once they're fully satisfied with our work.

We specialise in all forms of residential and commercial electrical work. Including new builds and renovations, alarm systems, CCTV and AV, and general maintenance - From something as simple as



a new power point, to an entire house rewire, Blackout Electric is happy to help.

Contact Blackout Electric for all your electrical service needs. We can be found at www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.

The heart of the home

They say that the kitchen is the heart of the home. If you're looking to sell up, there is no doubt a well-presented kitchen adds value. And if you're in it for the long haul, a warm and inviting kitchen is at the heart of family life.



We've been creating kitchens at Natural Timber Creations since 1981 so we know what we're talking about. We have the experience, the expertise and we know what works for our clients.

Being a custom kitchen outfit means we listen to what you want. We take your ideas, combine them with our extensive experience to give you just what you asked for and more; an exceptional quality finished product at that.

We are a one stop shop from design, manufacture through to installation - the same folk complete the entire job, and are invested during all points of the process.

We are experts in timber manufacturing but that doesn't stop us from realising your dream in any finish or style. Take a look at our website: www.naturaltimbercreations.co.nz or contact Paul Marley on 021 111 9637.

Dan Taylor Plumbing and Gas

Dan Taylor Plumbing and Gas is a family run business that services the local and wider community. Dan grew up in West Auckland and attended the local Waimauku Primary School and then went on to Kaipara College for a few years before realising he wanted to get into a trade.

In 2002, he started his apprenticeship with well-known company, Heron Plumbing, where he became registered in Plumbing and Gasfitting. After spending a number of years working for other companies.



Custom kitchens & furniture

Paul Marley
021 111 9637



- When quality and service matter
- We design, manufacture & install
- Over 30 years craftsmanship experience

www.naturaltimbercreations.co.nz



BLACKOUT
ELECTRIC

022 500 5856
info@blackoutelectric.co.nz
www.blackoutelectric.co.nz

Property

Dan started his own business venture as a one-man-band in 2016 with 'behind the scenes' help from his wife, Emma.

"I have created great relationships while running a business, from our loyal clients to the contractors we use they all bring a lot of purpose to the business." Dan says. After a couple of years and an increasing workload he decided it was time to grow and came across the opportunity to employ Vincent and Joshua who have both been a great addition to the company. "We realise the importance in training young future plumbers which is why we brought on our first apprentice at the start of this year, Andre who we are excited to see grow and learn within the trade". Dan and his team cover all aspects of Plumbing and Gasfitting work. 'We mainly work on new builds, renovations and residential maintenance. Which gives us the opportunity to get to know the customers we are working for and focus on delivering high quality plumbing."

Renovating your home? Contact them today and they will handle your plumbing renovation no matter how big or how small.

Give the friendly team at Dan Taylor Plumbing and Gas a call on 021 254 3899 or email us at admin@dtplumb.co.nz.

Subdivide and build with Signature Homes West & North-West Auckland

Do you own extra land and wonder how to maximise its potential?

Why not explore the potential for financial rewards by considering the construction of an additional house and subdividing your property?

To simplify the process, Signature Homes offers a subdivide and build service that takes care of every step for you.

We provide you with access to a team of expert consultants all under one roof, including surveyors, town planners, architects, new home consultants, and project managers.

You can trust us to handle every detail, ensuring a seamless and stress-free subdivide and build experience. We will collaborate with you at every stage, helping you choose the right layout, design, and materials, so you can create an investment home that reflects your unique vision.

Enjoy peace of mind and security throughout your build journey



with our marketing-leading building guarantees, including our fixed price guarantee.

It's all here for you - Whether you're in search of a House & Land package or you're a landowner seeking a tailored design & build solution, you'll find everything you need with Signature Homes West & North-West Auckland, your trusted new home builders.

No job is too big or small, and our team of experts will guide you through the new home-building process step by step with care.

Visit our Signature Homes Huapai Showhome - Searching for inspiration for your new home? Visit our award-winning Huapai Showhome and experience the exceptional craftsmanship that Signature Homes West & North-West Auckland has to offer.

Located at 190 Matua Road, Huapai and open daily from 12pm-4pm.

Want to know more? Contact Signature Homes West & North-West Auckland on 0800 020 600 to assess your project today.

Tile Wright

We are now carrying out free no-obligation quotes for your tiling needs; kitchens, splash backs, bathrooms and laundries. We specialise in all things tiling; we provide high quality services including Auckland Council approved water proofing, bathrooms, kitchens and splash backs.

With over 6 years' experience in the industry, we pride ourselves on high quality workmanship. We cover most of Auckland, have competitive prices and offer a workmanship warranty on all work. No job too small, we cover it all.

Call us today on 027 260 8225 for a free no-obligation quote.



Tile Wright®

- Bathrooms
- Kitchens
- Splash Backs
- Waterproofing

Josh Wright

027 260 8225

Tilewright@outlook.com

FOR ALL YOUR

PLUMBING & GASFITTING

CONTACT US ON

0800 DAN TAYLOR

021 254 3899

admin@dtplumb.co.nz

Area Property Stats

Every month Mike Pero Real Estate Hobsonville assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to hobsonville@mikepero.com.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HOBSONVILLE	1,355,000	152M2	200M2	1,270,000		1,050,000	623M2	155M2	900,000
	695,000	294M2	178M2	1,310,000		1,500,000	673M2	390M2	1,555,000
	870,000	132M2	91M2	815,000		1,075,000	592M2	130M2	950,000
	2,950,000	0M2	109M2	1,600,000		465,000	171M2	0M2	860,800
	830,000	0M2	84M2	717,000		900,000	461M2	115M2	730,000
	1,365,000	213M2	161M2	1,350,000		1,375,000	643M2	180M2	1,160,000
	850,000	0M2	89M2	709,000		1,050,000	809M2	100M2	977,000
	820,000	121M2	70M2	790,000		1,350,000	1038M2	140M2	1,030,000
	475,000	0M2	83M2	629,000		870,000	127M2	92M2	843,600
	680,000	230M2	0M2	1,365,000		810,000	0M2	82M2	775,000
	850,000	0M2	120M2	751,000		1,275,000	819M2	160M2	887,000
	1,155,000	233M2	162M2	1,130,000		975,000	166M2	144m2	905,000
	850,000	0M2	120M2	800,000		1,150,000	616M2	100M2	1,100,000
	600,000	0M2	50M2	606,500		910,000	104M2	146M2	950,000
	1,085,000	196M2	133M2	1,240,000		880,000	146M2	120M2	855,000
	1,650,000	365M2	244M2	1,590,000		920,000	169M2	108M2	920,000
	1,375,000	206M2	232M2	1,400,000		840,000	180M2	95M2	845,000
	1,100,000	106M2	184M2	1,060,000	SWANSON	1,150,000	374M2	178M2	1,215,000
	1,325,000	231M2	179M2	1,175,000		1,250,000	448M2	200M2	1,180,000
	1,025,000	144M2	116M2	1,040,000		1,130,000	400M2	160M2	960,000
	1,275,000	214M2	181M2	1,313,000		1,375,000	886M2	251M2	1,490,000
	1,075,000	178M2	116M2	1,120,000		1,000,000	310M2	155M2	1,100,000
	1,130,000	145M2	190M2	1,150,000		760,000	353M2	90M2	673,000
MASSEY	1,050,000	398M2	139M2	1,012,000	WEST HARBOUR	840,000	87M2	134M2	875,000
	1,325,000	520M2	181M2	1,162,000		1,350,000	719M2	100M2	1,008,000
	1,200,000	1300M2	92M2	850,000		1,550,000	645M2	240M2	1,400,000
	1,000,000	443M2	160M2	1,000,000		2,110,000	949M2	380M2	2,322,000
	1,200,000	450M2	160M2	1,050,000	WESTGATE	865,000	153M2	71M2	790,000
	1,200,000	766M2	90M2	860,000	WHENUAPAI	1,405,000	923M2	197M2	1,280,000
	1,050,000	997M2	130M2	995,000		1,195,000	384M2	124M2	1,080,000

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

Mike Pero's **low** commission rate:

2.95% up to \$490,000

(Not 4% that others may charge!)

1.95% on the balance

Plus \$490 admin fee. All fees and commissions + GST



Graham McIntyre
Brand & Territory Owner
027 632 0421

Mike Pero | REAL ESTATE

This page is sponsored by Mike Pero Real Estate, Hobsonville
Phone 0800 900 700 Licensed REAA (2008)



BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah Road, Huapai By Negotiation

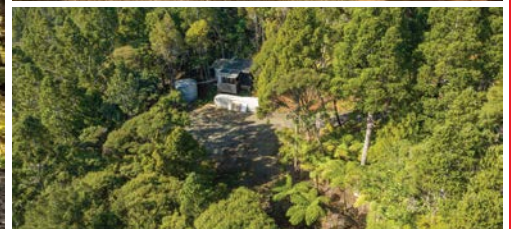
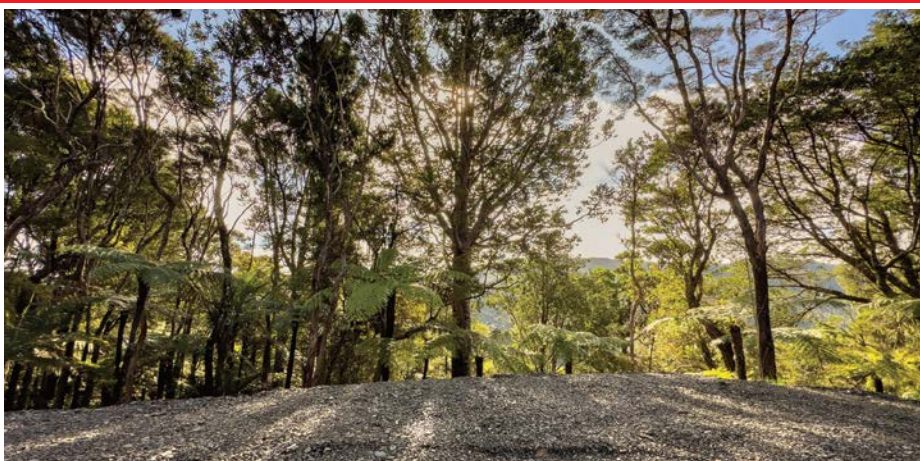
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. A large shed and carport offers storage options while the yard is full of mature fruit trees. Fully fenced, flat section with services in the street. A short distance to parks, schools and convenient transport links. Invest today for options tomorrow.

www.mikepero.com/RX3226379



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



ELEVATED NATIVE GLADE - OUTSTANDING BUILDING SITE

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable solar one bedroom working shed adds value to a buyer wanting to experience the best of site before building. Come view this dynamic landscape and plan your future with one of the very best North facing building sites on market for a very special home. Te Aute Ridge Road has an east and a west access, the latter is a gentle hill climb with the eastern road being a steeper gradient. Therefore you may like to drive the circuit and enjoy the best aspect of this idyllic environment.

www.mikepero.com/RX3758203



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BRICK AND TILE ON 704SQM (APPROX.) - FAMILY OASIS 4 2 2

By Negotiation

130 Matua Road, Huapai
By Negotiation

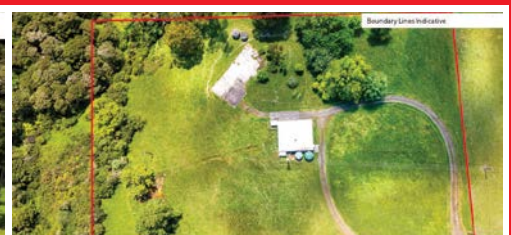
A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom wings, entertaining and a multi-room offering media/ office/ guest room options. Four rooms and two bathrooms, separate laundry and oversized double garage. A large entertainers kitchen/lounge/dining leading to outside decking and lawn with established fruit trees and easy care garden. So much to see, and plenty to impress. This Ashcroft Homes build does set a high standard and certainly a great home to make your own.

www.mikepero.com/RX3758090



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville
By Negotiation

Offering a flat and usable 2.3 hectare (approx) land lot offering some significant benefits:

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquafer
- A pre-existing house site (house removed) with septic and water tanks
- Power, water and waste infrastructure on site

This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

www.mikepero.com/RX3570208



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



LIFESTYLE, MIXED GRAZING/ REGENERATING BUSH

2 1

By Negotiation

1529 South Head Road, South Head
By Negotiation

4.3 hectares (approx.), a short distance from Shelly Beach, West Coast Beaches, Golf Club and fabulous Waioneke School. An interesting and undulating parcel of land offering grazing and regenerating native bush providing the perfect backdrop to a simple but adorable two bedroom, board and baton home. Open plan living, dining, entertainers kitchen with central hallway accessing two north-east facing bedrooms, separate bathroom and laundry with storage options. Follow the farm track to the hill-top to enjoy an elevated potential house site and views through the valley to the mighty Kaipara Harbour, framed by rolling farms.

www.mikepero.com/RX3761280



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

Mike Pero Real Estate Ltd. Licensed REAA (2008)

www.mikepero.com

FREE STEP-BY-STEP HELP GUIDE

Selling and Buying can be daunting

It can make you feel a little out of control, lost, and confused.

I take the time to listen to and discuss your goals and needs. I then walk you through all the steps to get there, inch by inch, piece by piece, helping you gain a better understanding of what's involved and delivering an improved real estate experience. My role is to assist you to make the best decisions just for you – today and into the future.

My name is **Graham McIntyre** and I am here for you and to ensure you can make your best decisions about your property plans.

Graham McIntyre

Franchise Owner
Kumeu | Hobsonville

027 632 0421



PROUD EMPLOYER OF
FIRE AND EMERGENCY
VOLUNTEERS
HE RŌPŪ KŌTAHI TĀTOU



Get in the know

with **Graham McIntyre**

- Exceptional customer experience tailored to your needs
- Personalised marketing plan to highlight the best of your home
- Fair and transparent fees

"Passionate, professional and empathetic"

*"His knowledge of the market, his **enthusiasm** and passion for selling soon impressed"*

*"Great **communication**, professionalism and empathy"*



Graham McIntyre

Kumeu | Hobsonville Franchise Owner



027 632 0421

graham.mcintyre@mikepero.com

REAL ESTATE

Mike Pero