



YOUR ANZ PROPERTY INSIGHTS REPORT

KNOW A HOME'S POTENTIAL WORTH

1 SAMPLE ROAD, SAMPLE SUBURB, AUCKLAND
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FOR JOHN CUSTOMER

WHAT'S IN THIS REPORT

- Property Overview
- iVal
- Value Tracker
- Rating Valuation

MAKE AN INFORMED DECISION

HOW ANZ CAN HELP YOU THROUGH YOUR HOME BUYING JOURNEY

1. Benefit from the experience of an ANZ Home Loan Coach
2. Our home loan pre-approval is valid for up to three months
3. **Get an indication of a property's worth with this FREE ANZ Property Insights Report**
4. Experience the home buying process at a free Property Unlocked seminar
5. Check out our great home loan rate
6. Insurance at ANZ can help you protect your lifestyle, home and things you own
7. A Home Buyer's handbook to help you navigate the home buying journey from start to settlement

 **Get more information**
anz.co.nz/homeloans

 **Talk to an ANZ Home Loan Coach**
0800 269 4663

 **Have a Mobile Mortgage Manager**
come to you 0800 269 4663

Property Insights Report



ADDRESS

1 SAMPLE ROAD
SAMPLE SUBURB
AUCKLAND

IVAL ESTIMATE: 29/03/2022

\$1,900,000

VALUE RANGE

^ \$2,000,000

v \$1,800,000

PROPERTY DETAILS

Valocity ID	NZ01234567
Property Category	Residential: Dwelling, 1990's
Territorial Authority	AUCKLAND
Title Number	NA1/888 (FREEHOLD)
Legal Description	LOT 1 DP 12345

Property Features

Land Area	1,000 m ²	Number of bedrooms	3
Floor Area	250 m ²	Number of bathrooms	1
Land Zone	Residential		
Land Use	RESIDENTIAL: Single Unit (other than bach)		
Improvements	Dwelling, Other Improvement		
Year Built	1990		
Wall Construction	Wood in all forms, including treated plywood and compressed wood products		
Roof Construction	Iron, including steel and corrugated long-run		

Homestar Rating

Design Rating	9	Built Rating	10
Design Rating Issued	05 Dec 2016	Built Rating Issued	16 May 2018

For properties with a Homestar built and/or design rating of 6 or higher, talk to your ANZ Home Loan Coach about special discounts on home loan rates and other benefits. For more information about Homestar ratings see nzgbc.org.nz/homestar

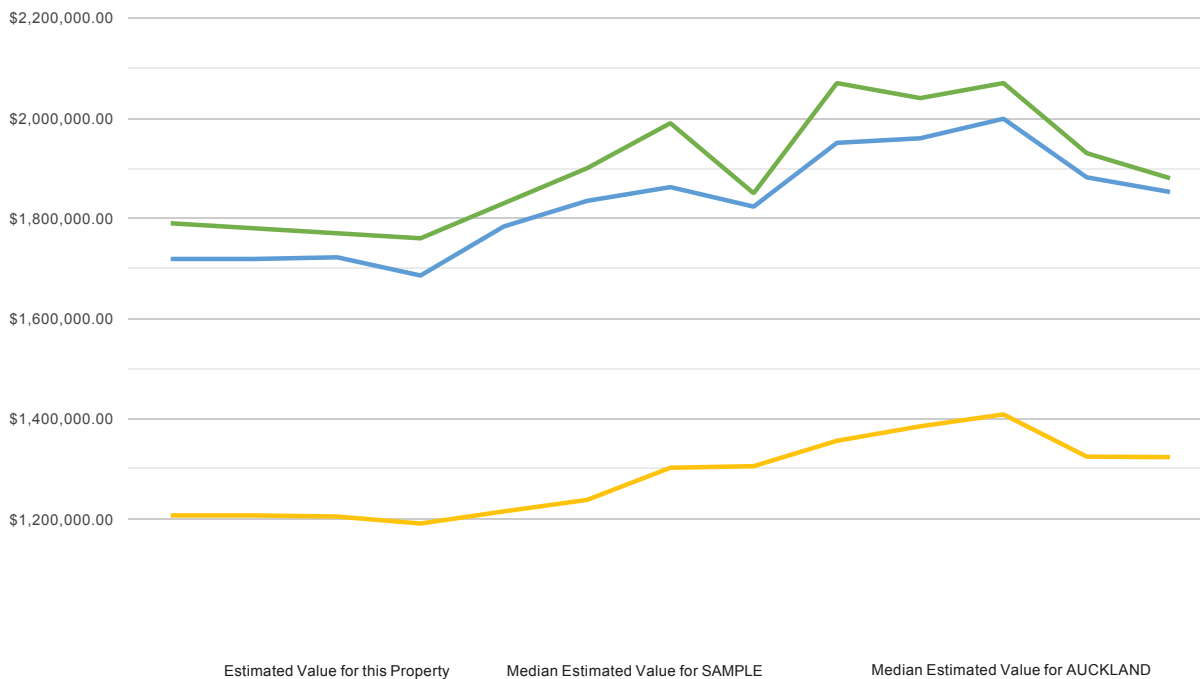
Rating Valuation

Capital Value	\$1,800,000
Land Value	\$1,200,000
Value of Improvements	\$600,000
Valuation Date	01 Jun 2021
Valuation Reference	8888888800

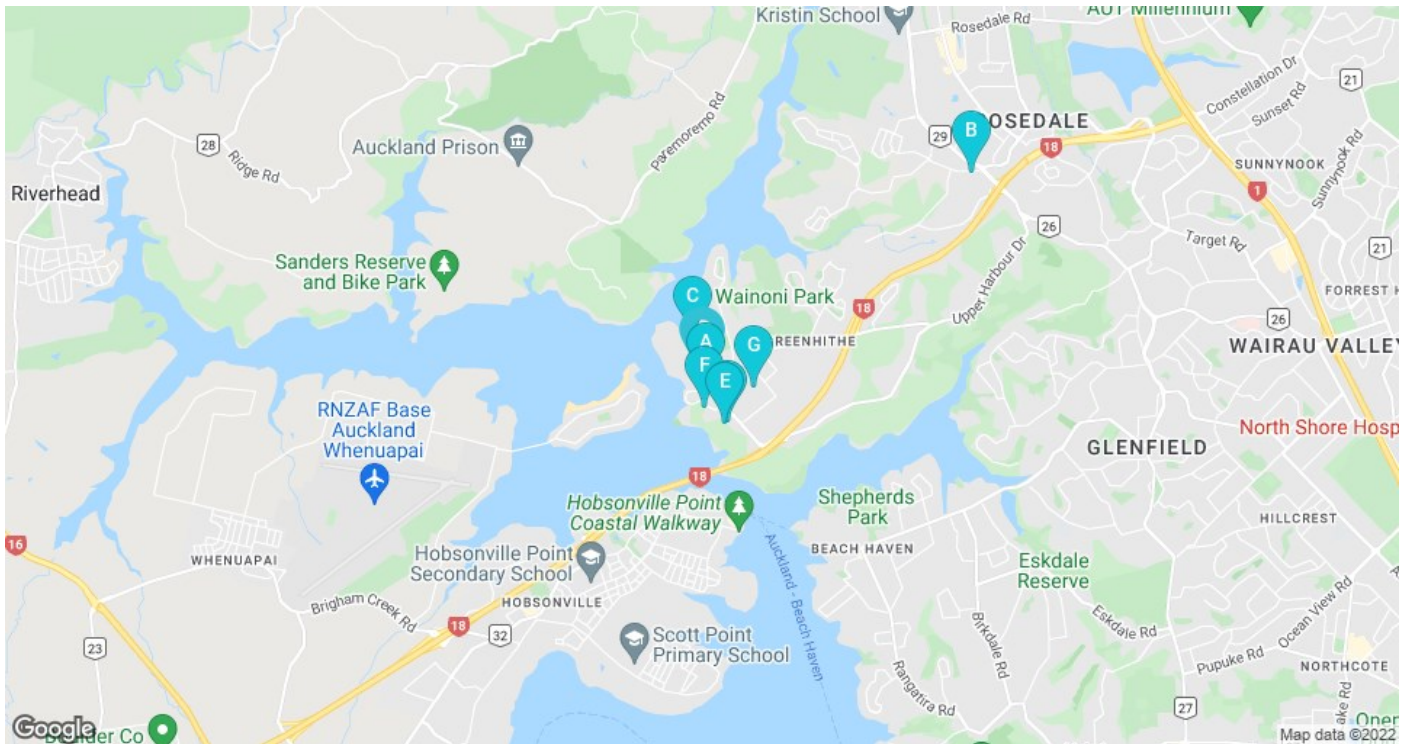
Last Known Sale

Sale Date	08 Nov 2011
Sale Price	\$615,000
Sale Method	

Estimate History



Comparable Property Sales



A 1 Sample Road, Sample, Auckland



Residential: Dwelling, 2010's

SALE PRICE

\$3,450,000

Sale Method

Capital Value

\$2,200,000

Decade Constructed

1990

Land Area

1,012 m²

Floor Area

197 m²



3 Bathrooms



5 Bedrooms

SALE DATE

04 Mar 2022

B 21 Sample Road, Sample, Auckland

Residential: Dwelling, 1960's

SALE PRICE

\$1,538,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area**

1 Bathroom

SALE DATE

27 Oct 2021

\$1,400,000

1960

1,826 m²120 m²

4 Bedrooms

C 45 Sample Place, Sample, Auckland

Residential: Dwelling, 1990's

SALE PRICE

\$1,803,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area**

2 Bathrooms

SALE DATE

19 Oct 2021

\$1,375,000

1990

1,552 m²230 m²

4 Bedrooms

D 10 Sample Road, Sample, Auckland

Residential: Dwelling, 1970's

SALE PRICE

\$1,600,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area****SALE DATE**

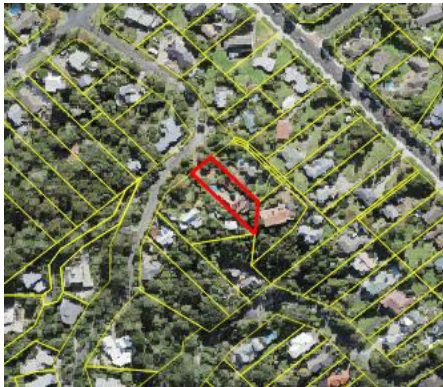
13 Jun 2021

\$1,150,000

1970

1,012 m²180 m²

3 Bedrooms

E 12 Sample Road, Sample, Auckland

Residential: Dwelling, 1980's

SALE PRICE

\$1,707,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area****SALE DATE**

10 Jun 2021

\$1,225,000

1980

1,019 m²153 m²

3 Bedrooms

F 31 Sample Road, Sample, Auckland

Residential: Dwelling, 1970's

SALE PRICE

\$1,388,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area****SALE DATE**

31 May 2021

\$1,200,000

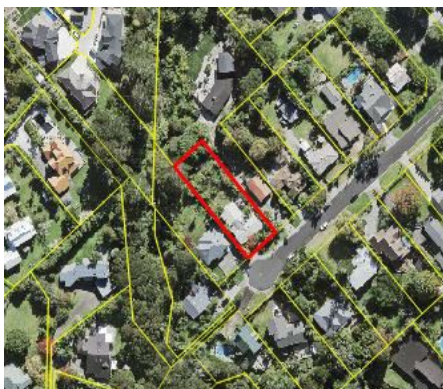
1970

1,427 m²107 m²

1 Bathroom



3 Bedrooms

G 31 Sample Place, Sample, Auckland

Residential: Dwelling, 1960's

SALE PRICE

\$1,519,000

Sale Method**Capital Value****Decade Constructed****Land Area****Floor Area****SALE DATE**

23 Mar 2021

\$1,050,000

1960

1,024 m²167 m²

3 Bedrooms

Frequently Asked Questions

What is a Capital Value?

A Capital Value (CV) is an estimate of value used by your local Council as part of the tools for setting the rates payable on the property. Capital Values are updated every three years and are typically completed using mass appraisal techniques. Changes in this assessment are usually only possible when there have been changes to the improvements of a property.

What is an iVal property valuation estimate and how is this calculated?

An iVal property valuation estimate is an Automated Valuation Model provided by Valocity. The estimate is intended as a guide as to the likely market value of the subject property at the date it is run. An iVal may not be available for all properties.

The iVal estimate uses a series of advanced modelling techniques to analyse recent sales in the area which are comparable to the subject property. These sales are then compared to the attributes of the subject property and an estimate of value produced.

What is a Full Market Valuation?

A Full Market Valuation (FMV) is a report produced by a Registered Valuer. The FMV report provides the Market Value and the likely value range of the subject property along with detailed information relating to the property, location and other factors which may have an impact on the value of the property. In this process, a Registered Valuer will inspect the subject property, measure all improvements and then inspect comparable sales evidence which have sold in the immediate locality.

How are Recent Sales Prices calculated?

The subject property metrics are profiled against recent sales to select what is included e.g. the Category (type of property such as dwelling, apartment etc.) and bedrooms.

Terms & Conditions

The property information contained within the Property Insights Report is not intended or designed to replace a Full Market Valuation. The estimated value of the Property Insights Report is the result of an analysis of comparable property data collated by Valocity Ltd and is based on the property being freehold. Valocity Ltd will use all reasonable endeavours to ensure that the property statistics contained within the report are substantially complete and free of errors or defects, but acknowledge that from time to time, errors may occur. Any map showing property boundaries is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace a Certificate of Title or Land Survey information. While Valocity Ltd has used reasonable endeavours to ensure the availability, accuracy and completeness of the information contained in the map, this is not guaranteed by Valocity Ltd.