

PROPERTY APPRAISAL

Whangarei

Prepared for:

Date prepared:

Prepared by: Jane Hibbert-Foy

PROPERTY DETAILS

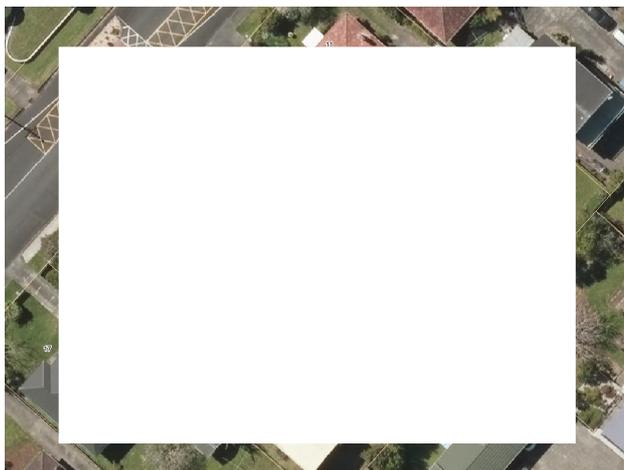
ADDRESS

Whangarei

PREPARED FOR

LAST SOLD

26 October 2021 \$420,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for Whangarei.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area – plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between

MOST RELEVANT RECENT SALE

which sold for \$480,000
on 12 November 2025

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$450,000 and \$470,000.

COMMISSION

Based on a sale price of \$470,000 the commission is \$11,103.00 including our administration fee of \$490.00 and GST.

CAPITAL VALUE

\$410,000

LAND VALUE

\$195,000

BEDROOMS

2

CAR SPACES

2

AGE OF BUILDING

1970-1979

LAND AREA

FLOOR AREA

80 m²

BATHROOMS

1

FEATURES

Freshly painted.

Warm with loads of sun.

Surprisingly quiet.

Central CBD location.

Large bedrooms.

Good off street parking.



Identifier
Land Registration District North Auckland
Date Issued 01 May 1975
Estate Fee Simple - 1/5 share
Area 1001 square metres more or less
Legal Description

Thank you for the opportunity to appraise your property located in _____ —an increasingly popular and highly central location in the heart of Whangarei.

Your spacious 80 m² unit features two generous bedrooms, each offering excellent storage. The home enjoys open-plan living with abundant natural light and sunshine, complemented by a freshly painted and versatile kitchen.

Due to the layout, there is potential to convert the property into a three-bedroom home, subject to obtaining the appropriate council consents.

The bathroom is exceptionally large, with a shower-over-bath configuration, and also accommodates a well-sized laundry area.

A substantial concrete patio provides ample space to enjoy the sun, entertain, or develop into a lovely outdoor area with pot plants, herbs, or additional seating. The property's elevated position ensures privacy as well as warmth and sunlight throughout the day.

Off-street parking is excellent, with room for two or more vehicles. Being only a short walk or drive to the CBD is an added advantage for potential purchasers.

Your property will appeal to first-home buyers, investors, and active retirees.

Currently, there are only six properties listed in the Avenues area, and as of today, 999 properties are available across the Whangarei district on Trade Me.

For your reference, I have included recent sales from the Avenues area over the past three months, along with details of current listings and other relevant market information.

Your property will be advertised across the following platforms to ensure maximum exposure:

trademe.co.nz
oneroof.co.nz
realestate.co.nz
homes.co.nz
maximise.co.nz
plus additional marketing channels

Due to increased advertising costs across these websites, the total marketing investment will be approximately \$1,500–\$2,000 (including GST). We are pleased to contribute \$500 towards these expenses to help achieve the best possible exposure for your property.

For more information about myself or Maximise Real Estate, or if you'd like to discuss anything further, please visit maximise.co.nz or feel free to give me a call.

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SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$320,000 to \$480,000	Median	\$431,750	Mean	\$422,937
C.V	\$270,000 to \$500,000	Median	\$452,500	Mean	\$438,125

For the property at the median, the sale price was 4.4% below CV.



12A Armstrong Avenue, Woodhill, Whangarei

2 1 1

Last Sold	\$445,000 - 12 Nov 25	Land Area	
Capital Value	\$485,000 - 01 Jul 21	Floor Area	100 m ²
Land Value	\$190,000 - 01 Jul 21	Roof	Tile Profile
Land Use	Unit	Walls	Mixed Material
		Building Age	1970-1979



11 Third Avenue, Avenues, Whangarei

2

Last Sold	\$480,000 - 12 Nov 25	Land Area	
Capital Value	\$500,000 - 01 Jul 24	Floor Area	110 m ²
Land Value	\$205,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Unit	Walls	Stone
		Building Age	1980-1989



25 Tarewa Road, Morningside, Whangarei

2 1 1

Last Sold	\$480,000 - 10 Nov 25	Land Area	736 m ²
Capital Value	\$460,000 - 01 Jul 24	Floor Area	84 m ²
Land Value	\$230,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Residence	Walls	Roughcast, etc
		Building Age	1940-1949





17 Morningside Road, Morningside, Whangarei

1A 2

Last Sold	\$320,000 - 01 Oct 25	Land Area	
Capital Value	\$270,000 - 01 Jul 24	Floor Area	60 m ²
Land Value	\$122,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Unit	Walls	Roughcast, etc
		Building Age	1950-1959



6 Norfolk Street, Whangarei, Whangarei

1A 2

Last Sold	\$442,500 - 08 Jul 25	Land Area	
Capital Value	\$430,000 - 01 Jul 24	Floor Area	80 m ²
Land Value	\$275,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Residence	Walls	Roughcast, etc
		Building Age	1960-1969



15 Selwyn Avenue, Avenues, Whangarei

1A 2

Last Sold	\$421,000 - 26 Jun 25	Land Area	
Capital Value	\$445,000 - 01 Jul 24	Floor Area	90 m ²
Land Value	\$200,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Residential	Walls	Fibre Cement
		Building Age	1980-1989



5 Second Avenue, Avenues, Whangarei

1A 2

Last Sold	\$400,000 - 26 Jun 25	Land Area	
Capital Value	\$420,000 - 01 Jul 24	Floor Area	70 m ²
Land Value	\$165,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Use	Townhouse	Walls	Concrete
		Building Age	1970-1979





27 Kamo Road, Regent, Whangarei

2 1 1

Last Sold	\$395,000 - 17 Jun 25	Land Area	
Capital Value	\$495,000 - 01 Jul 24	Floor Area	80 m ²
Land Value	\$205,000 - 01 Jul 24	Roof	Tile Profile
Land Use	Unit	Walls	Mixed Material
		Building Age	1970-1979



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FOR SALE NEARBY

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



8C Elizabeth Street, Kensington, Whangarei

🏠 2 🚗 1 🚲 2

Listed	7 Nov 2025 Auction	Floor Area	80 m ²
Capital Value	\$510,000	Roof	Tile Profile
Land Value	\$220,000	Walls	Mixed Material
Category	Residential Unit	Building Age	1970-1979
Land Area			



21A Memorial Drive, Parahaki, Whangarei

🏠 2 🚗 1 🚲 1

Listed	6 Nov 2025 Auction	Floor Area	70 m ²
Capital Value	\$540,000	Roof	Steel/G-Iron
Land Value	\$310,000	Walls	Wood (incl Weatherboard)
Category	Residential House	Building Age	1990-1999
Land Area	645 m ²		



242B Maunu Road, Horahora, Whangarei

🏠 2 🚗 1 🚲 3

Listed	27 Aug 2025 \$449,000	Floor Area	80 m ²
Capital Value	\$435,000	Roof	Mixed Material
Land Value	\$160,000	Walls	Mixed Material
Category	Residential Unit	Building Age	1980-1989
Land Area			



3A Mountain Road, Morningside, Whangarei

🏠 2 🚗 1 🚲 2

Listed	19 Aug 2025 \$425,000	Floor Area	70 m ²
Capital Value	\$415,000	Roof	Steel/G-Iron
Land Value	\$135,000	Walls	Fibre Cement
Category	Residential House	Building Age	1990-1999
Land Area			



RESIDENTIAL INSIGHTS

SUBURB: AVENUES

NUMBER OF SALES



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	5	16	29
Percentage of Avenues's Properties Sold	0.8%	2.55%	4.62%

SALE PERFORMANCE

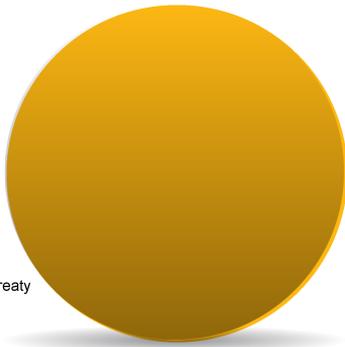


	September 2025	September 2024	% Change		Oct 2025
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

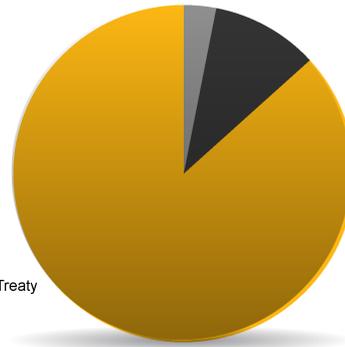
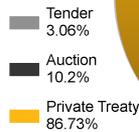
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SALE TYPES IN SEPTEMBER 2025

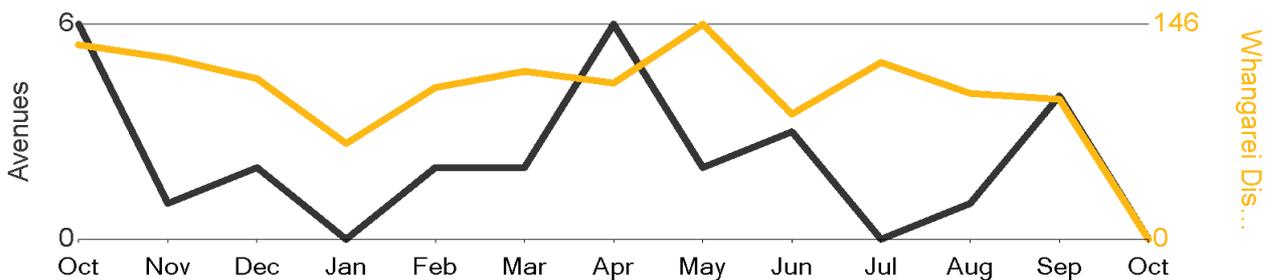
AVENUES



WHANGAREI DISTRICT



NUMBER OF SALES/MONTH IN AVENUES AND WHANGAREI DISTRICT



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.



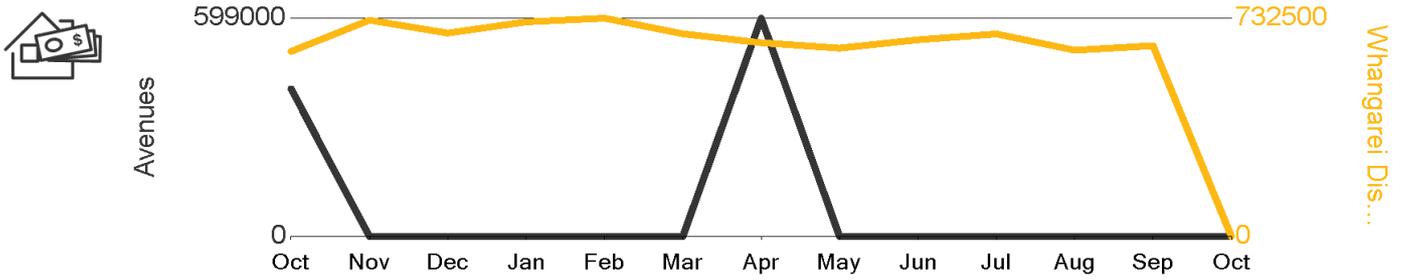
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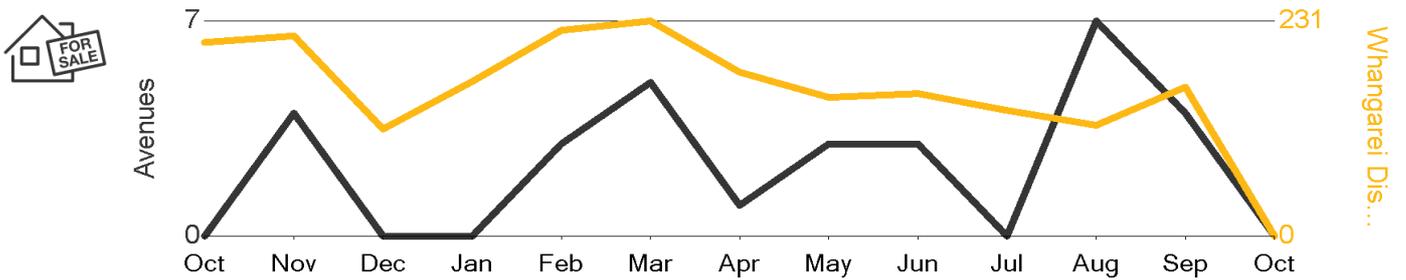


MEDIAN SALE PRICE IN AVENUES AND WHANGAREI DISTRICT



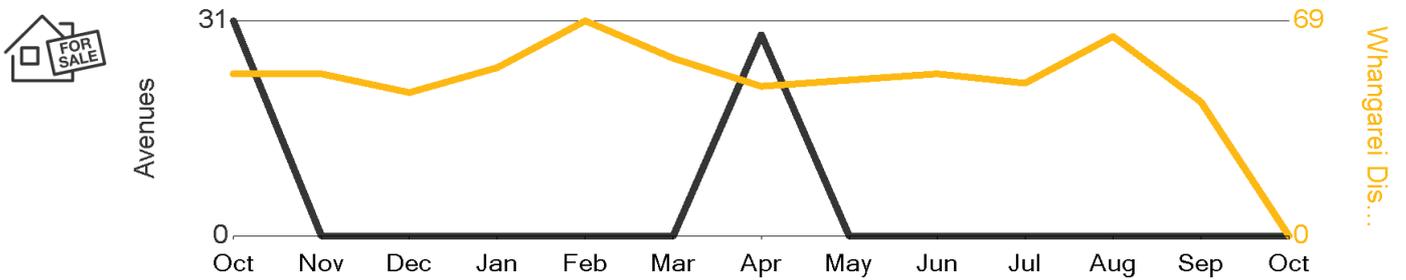
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

NUMBER OF LISTINGS/MONTH IN AVENUES AND WHANGAREI DISTRICT



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

MEDIAN DAYS TO SELL IN AVENUES AND WHANGAREI DISTRICT



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.



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CENSUS DATA FOR AVENUES

AGE BROAD LEVELS



Age	Avenues
0-14	unavailable
15-29	unavailable
30-49	unavailable
50-64	unavailable
65+	unavailable

FAMILY TYPE



Family Type	Avenues
Couple	unavailable
Couple (with kids)	unavailable
Single (with kids)	unavailable
Single resident	unavailable
Other	unavailable

OWNERSHIP



Ownership	Avenues
Own or Partly Own	unavailable
Held in a Family Trust	unavailable
Do not own and do not hold in a family trust	unavailable
Not elsewhere included*	unavailable

NUMBER OF BEDROOMS



Bedrooms	Avenues
One bedroom	unavailable
Two bedrooms	unavailable
Three bedrooms	unavailable
Four bedrooms	unavailable
Five or more bedrooms	unavailable
Total dwellings stated	0

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2023 Census of Population and Dwellings.



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TITLE DETAILS



Information last updated as at 02 Nov 2025

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND CROSS LEASE

Identifier

Land Registration District North Auckland
Date Issued 01 May 1975

Prior References

[NA840/157](#)

Estate Fee Simple - 1/5 share
Area 1001 square metres more or less
Legal Description

Registered Owners

Estate Leasehold
Term 999 years as from and including 1.11.1974

Legal Description

Registered Owners

Lease of	Term 999 years as from and including 1.11.1974 Composite	issued - 1.5.1975 (Affects Fee
Simple)		
Lease of	issued - 1.5.1975 (Affects Fee Simple)	
Lease of	issued - 1.5.1975 (Affects Fee Simple)	
Lease of	issued - 1.5.1975 (Affects Fee Simple)	
Lease of	issued - 1.5.1975 (Affects Fee Simple)	

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NEARBY SCHOOLS

School data from the Ministry of Education.

Advisory: School zones and other details are subject to change without notice. You should not rely on this information alone or as final and should always verify school zones with the relevant school directly.

Disclaimer: Neither REINZ nor RVL provides any warranty, express or implied, as to the accuracy, completeness, or reliability of the school zoning information and accept no liability for any decisions made or actions taken based on this information, nor for any errors or omissions. See full disclaimers at the end of this report for more details.

Whangarei Boys' High School 245 Western Hills Drive Avenues Whangarei Tel: 09-4304170	Boys School Secondary (Year 9-15) State	Equity Index 471 1435 students 900 m from subject property.	In Zone from 01/01/2025
Whangarei School 155 Bank Street Whangarei Tel: 09-4383186	Co-Educational Contributing State	Equity Index 467 458 students 996 m from subject property.	In Zone from 03/05/2007
Whangarei Girls' High School 1 Lupton Avenue Regent Whangarei Tel: 09-4304460	Girls School Secondary (Year 9-15) State	Equity Index 468 1554 students 1.2 km from subject property.	In Zone from 01/01/2025
Whangarei Intermediate 32 Rust Avenue Whangarei Tel: 09-4388659	Co-Educational Intermediate State	Equity Index 504 520 students 353 m from subject property.	Not Zoned
Blomfield Special School and Resource Ctre 31 Maunu Road Whangarei Tel: 09-4382105	Co-Educational Specialist School State	Equity Index 514 162 students 867 m from subject property.	Not Zoned
Renew School 2 Tarewa Road Morningside Whangarei Tel: 09-4386471	Co-Educational Composite State : Integrated	Equity Index 461 210 students 883 m from subject property.	Not Zoned
Hora Hora School (Te Mai) 22 Te Mai Road Woodhill Whangarei Tel: 09-4383080	Co-Educational Contributing State	Equity Index 535 313 students 1.5 km from subject property.	Not Zoned



Te Kapehu Whetu 171 Lower Dent Street Whangarei Tel: 09-955 9996	Co-Educational Composite State	Equity Index 525 162 students 1.6 km from subject property.	Not Zoned
St Francis Xavier Catholic School (Whangarei) 1 Percy Street Whau Valley Whangarei Tel: 09-4371039	Co-Educational Contributing State : Integrated	Equity Index 408 495 students 2.2 km from subject property.	Not Zoned
He Mataariki School for Teen Parents 13 Whaka Street Raumanga Whangarei Tel: 09-4382602	Co-Educational Teen Parent Unit State	Equity Index 569 0 students 2.3 km from subject property.	Not Zoned
Manaia View School 64 Murdoch Crescent Raumanga Whangarei Tel: 09-438 9041	Co-Educational Full Primary State	Equity Index 569 208 students 2.7 km from subject property.	Not Zoned
Whangarei Adventist Christian School 82 Whau Valley Road Whangarei Tel: 09-4373004	Co-Educational Full Primary State : Integrated	Equity Index 477 28 students 3.0 km from subject property.	Not Zoned
Te Kura O Otangarei William Jones Drive Otangarei Whangarei Tel: 09-437 0623	Co-Educational Full Primary State	Equity Index 569 79 students 3.2 km from subject property.	Not Zoned
Pompallier Catholic College State Highway 14 Maunu Whangarei Tel: 09-4383950	Co-Educational Secondary (Year 7-15) State : Integrated	Equity Index 424 650 students 4.2 km from subject property.	Not Zoned
Te Kamo High School 1 Wilkinson Avenue Kamo Whangarei Tel: 09-4351688	Co-Educational Secondary (Year 9-15) State	Equity Index 504 780 students 4.4 km from subject property.	Not Zoned

This school information (with the exception of the distance and "in zone" calculations) is copyright © Ministry of Education 2016 and used under the Creative Commons Attribution 4.0 International licence.



TESTIMONIALS

I highly recommend her to anyone wanting someone to represent them who wants excellent marketing skills, integrity of the highest degree and the tenacity of a tiger.

Jane will give you 110 percent until the job is complete.

Absolute professional, extremely easy to deal with, made everything stressless.

Jane made the process of selling my house so easy. She took care of numerous 'items' that I'd have found burdensome.

She made an impossible deal come together and settled within 3 working days with her network of people. She went above and beyond to make it happen and kept us updated all through the sale process.

Jane was amazing! She certainly went 'that extra mile' for us as vendors and as purchasers. Nothing was too much trouble.

As a property investor I deal with many Real Estate agents. Meeting Jane and dealing with her was an absolute pleasure. Her communication is excellent; she is extremely helpful and informative and goes the extra mile.

I felt that I can trust Jane; she is fast, efficient and professional. She is easy to deal with and is knowledgeable of the Market.

Top Job...thanks for all your help. Anybody out there that wants it done properly see Jane...she is the bomb!!!!

In fifty years of purchasing and selling properties I have never before felt that I was dealing with an agent who was always fair, open and trustworthy.

She is a delight to work with.

Jane went out of her way to be helpful and her local knowledge was invaluable.



AGENT PROFILE

About Jane.

Confident and energetic with an upbeat, 'can do' attitude, Jane Hibbert-Foy has just stepped into the Director's role at Maximise Real Estate. Having demonstrated her exceptional ability to sell properties time and time again, she is set to put her extensive knowledge of the local market to good use in this new role. After 7 years working for the company, Jane is now well established in the Whangarei, Oakura Coast and Kaipara areas and has a proven track record working in both residential and lifestyle property.

Jane consistently achieves great results because she is a natural problem-solver and never gives up until she's finished the job. There's always a solution to every challenge, she says, and this tenacity and conviction has seen her close many deals to the satisfaction of her clients.

Prior to starting her real estate journey in the Warkworth/Matakana area in 2009, Jane was originally a sales rep, where she found herself working as a 'roadie' with famous artists throughout Europe and the UK in the 2000's. Jane toured with famous bands including the Rolling Stones, Neil Diamond, Cher, Anastasia, Eagles and Kanye West and many more.

Travelling through foreign countries, working in intense conditions and sourcing artists' needs with extreme deadlines made these roles challenging. "It's about thinking on the move, having great time management and organisation skills with the ability to find the best possible solution in the shortest time frame."

And that's precisely what her real estate clients appreciate about her. With her great communication, sharp negotiation skills and her speed and efficiency, Jane takes the stress away from clients to make things seamlessly smooth. Dealing with Jane means you are guaranteed a transparent process and will always feel heard.

Above all, she is honest, fair, open and humble. Which is one of the reasons she was drawn to Maximise. "Because of the way our success fee is structured, clients are far better off than if they employed one of the big corporates for the same job. We offer a highly personalised service to achieve the maximum price for a property with huge savings on commission. I believe 100% in the concept and what we have delivered in a short time already is impressive."

Having grown up in Whangarei, Jane is a passionate and connected local. She has genuinely experienced and enjoyed the best the area has to offer and she is keen to share her knowledge and love of the local districts. Returning to the North as an adult, Jane has seen the region grow in infrastructure, attractions and population, and is excited to be a part of the development that will see it go from strength to strength.

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