

BROOKSFIELD

# 61 Smale Street, Auckland

*Four Cottage Revival Homes*



*Renders*








*Renders*



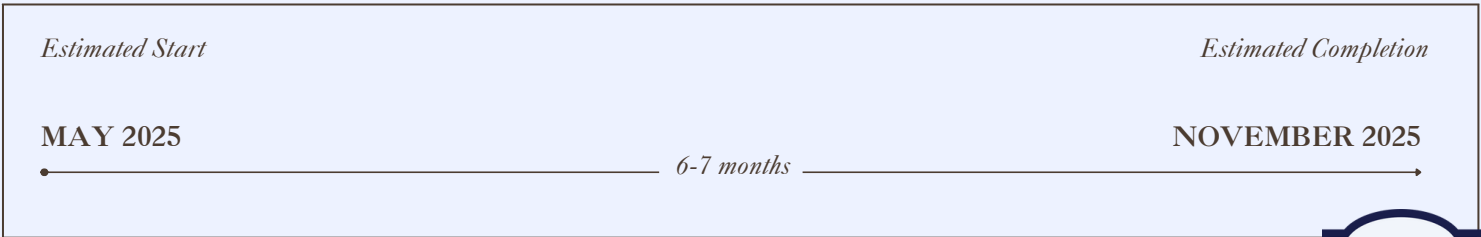
General Information

61 Smale Street is another exceptional display of our Cottage Revival Homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1	Garage	97	\$1,270,000
Townhouse 2	2.5	1.5	Garage	98	\$1,250,000
Townhouse 3	3	2.5	Garage	120	\$1,500,000
Townhouse 4	3	2.5	Garage	118	\$1,520,000

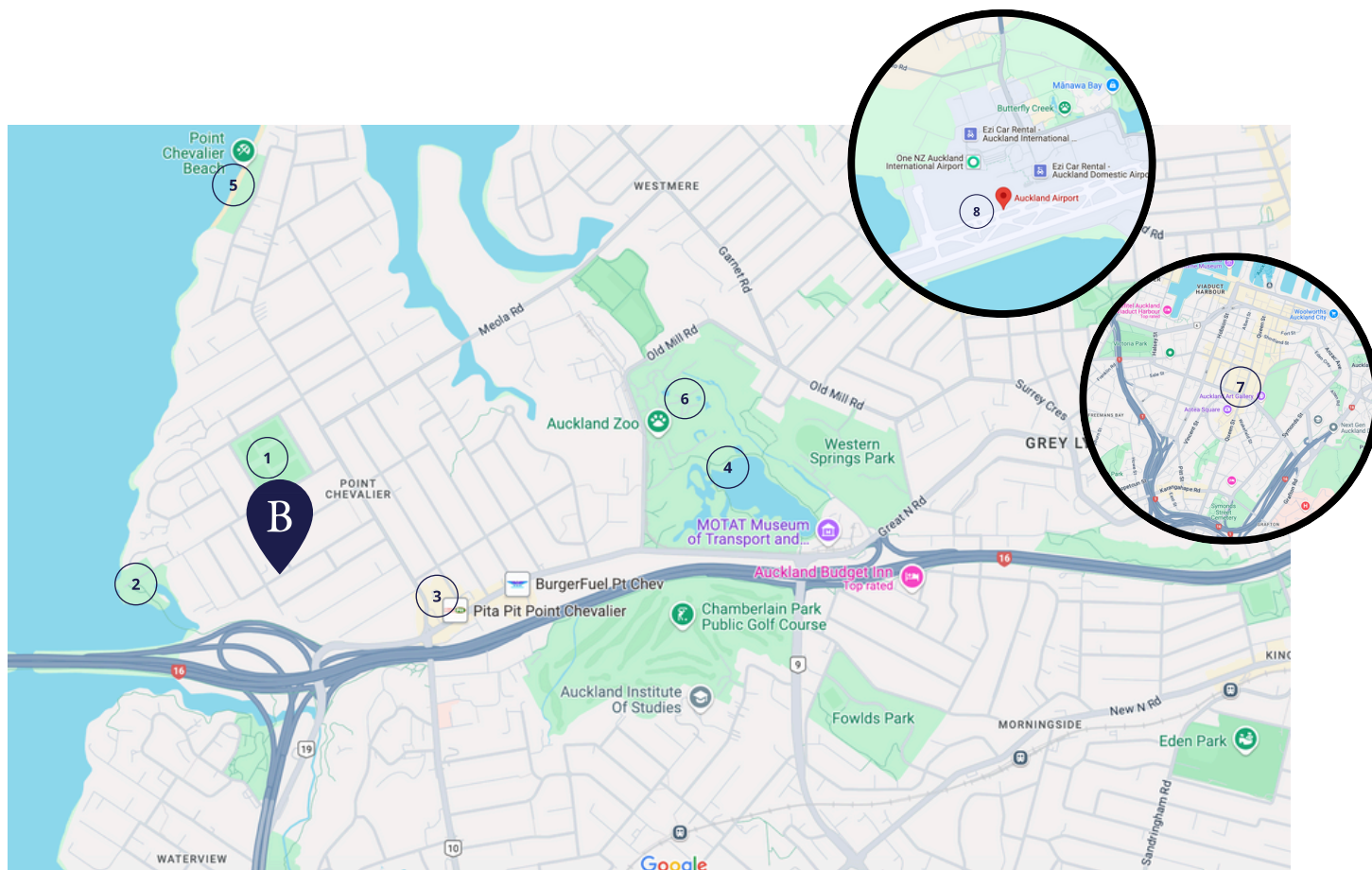
Build time



# Location

61 Smale Street is another example of our Timber Weatherboard Homes that are bringing the character back to Auckland.

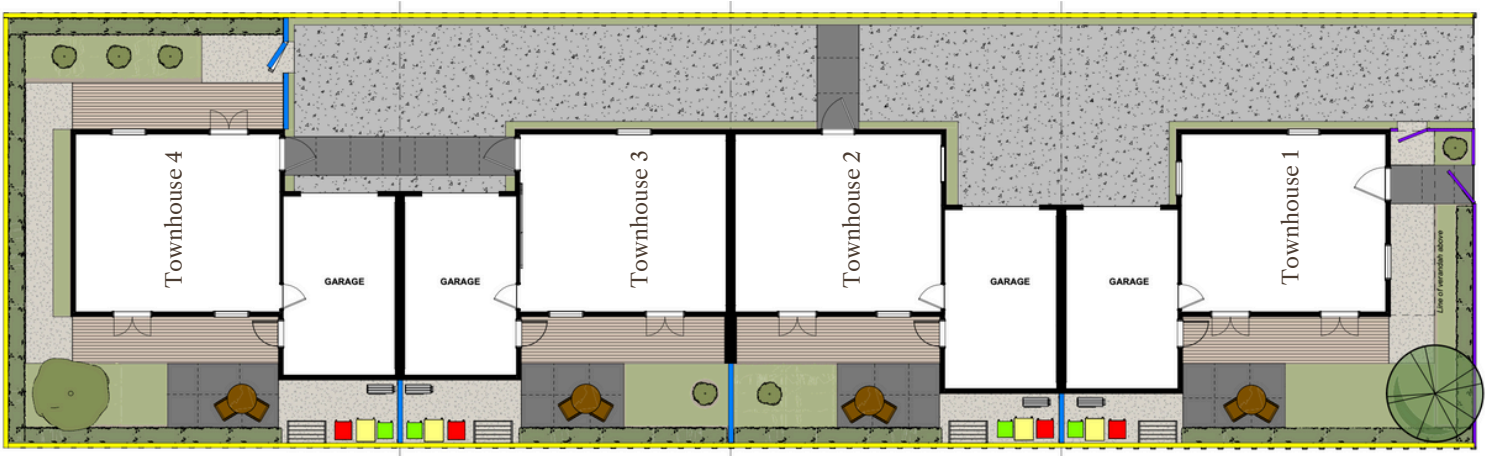
Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- |                                       |                                    |
|---------------------------------------|------------------------------------|
| 1 Walker Park - 350m                  | 5 Point Chevalier Beach - 2.2km    |
| 2 Eric Armishaw Park - 650m           | 6 Auckland Zoo - 2.5km             |
| 3 The Greek House Restaurant - 800m   | 7 Auckland CBD - 7.5km             |
| 4 Western Springs Lakeside Park - 2km | 8 Auckland Airport - 24km (24mins) |



# Landscaping Plan



## Landscaping Legend

- 1

Exposed aggregate driveway with bands of coloured concrete at key thresholds
- 2

Coloured concrete patio
- 3

Coloured concrete path
- 4

Selected chip utility area
- 5

Lawn
- 6

Letterboxes
- Proposed Standard
- Proposed Tree
- Garden Bed
- Evergreen Hedge
- Selected Chip (46.5m²)
- Hardwood Deck (23.4m²)
- Coloured Cut Concrete (44.5m²)
- Exposed Aggregate Concrete (72.8m²)
- Low Spec Fencing - 1800mm high rough sawn palings, no cap (6.2m)
- Mid Spec Fencing - 1800mm high dressed palings with cap (7.7m)
- Picket Fencing - 1000mm high and painted white (8.1m)
- Fold-out Clothesline (1200mm x 600mm shown)
- Pedestrian gate
- Step Location



# East & West Elevations

Ground Floor Stud Height - 2.55m  
First Floor Stud Height - 2.4m

*Townhouse 1*



East Elevation

*Townhouse 2*



West Elevation



# North & South Elevations

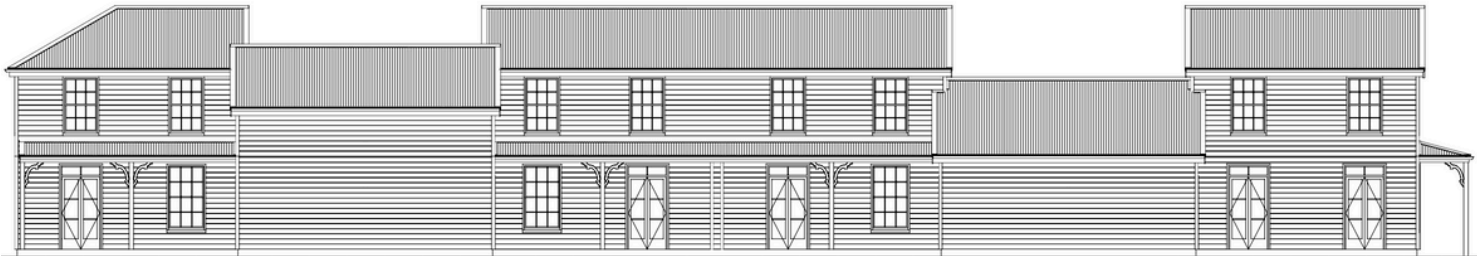
Ground Floor Stud Height - 2.55m  
First Floor Stud Height - 2.4m

*Townhouse 4*

*Townhouse 3*

*Townhouse 2*

*Townhouse 1*



South Elevation

*Townhouse 1*

*Townhouse 2*

*Townhouse 3*

*Townhouse 4*




North Elevation (Driveway)




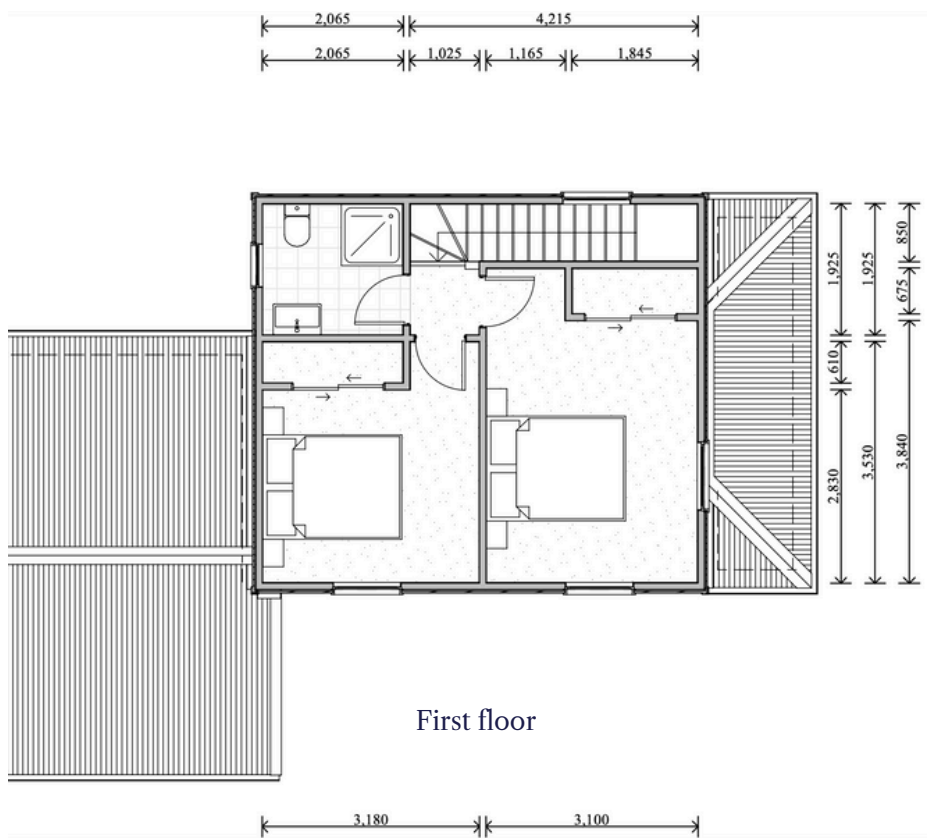
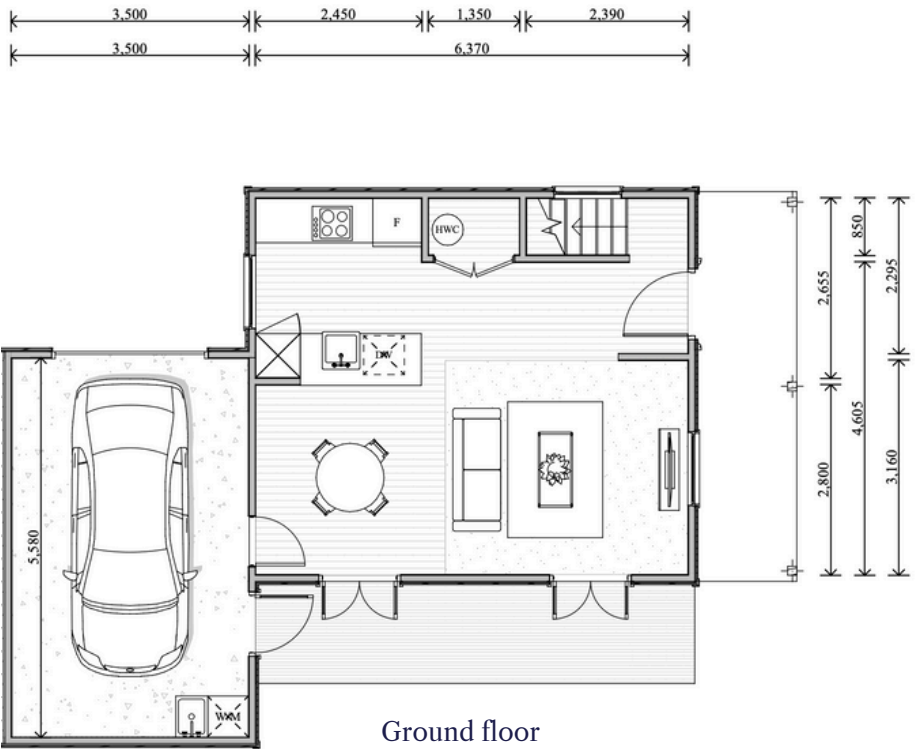
# Floor Plans – Townhouse 1

  
2


  
1


  
Garage


  
97qm




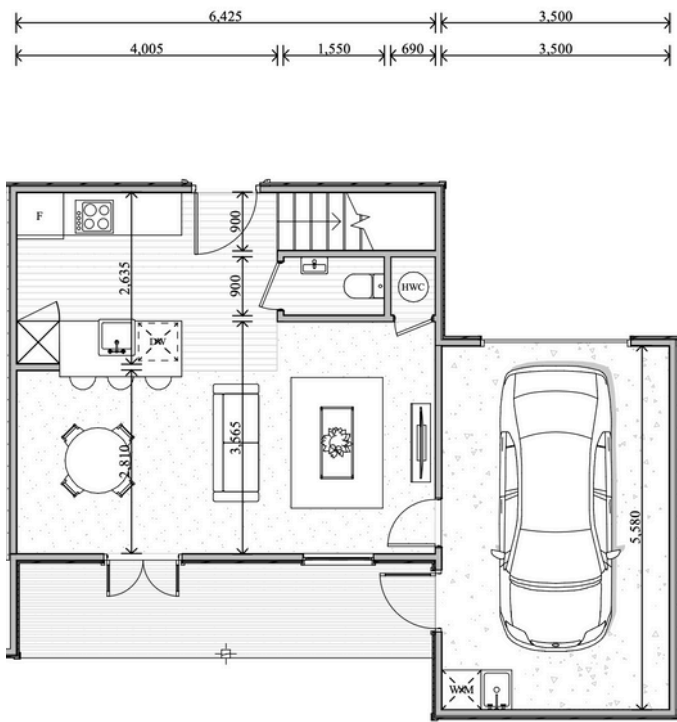
# Floor Plans – Townhouse 2

  
2.5

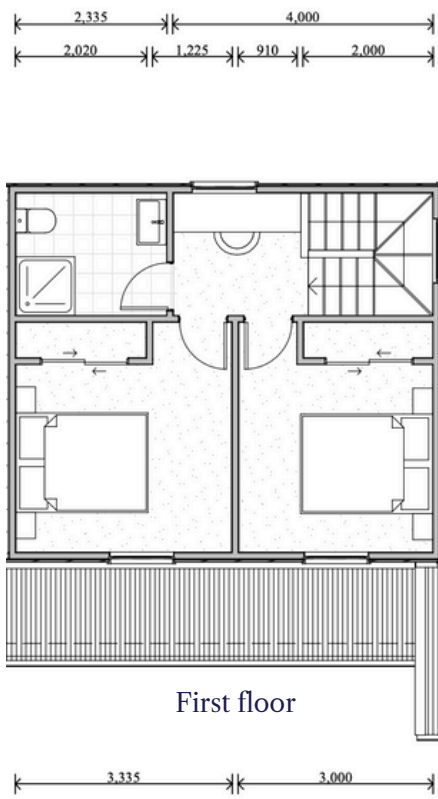
  
1.5

  
Garage

  
98sqm




Ground floor





First floor




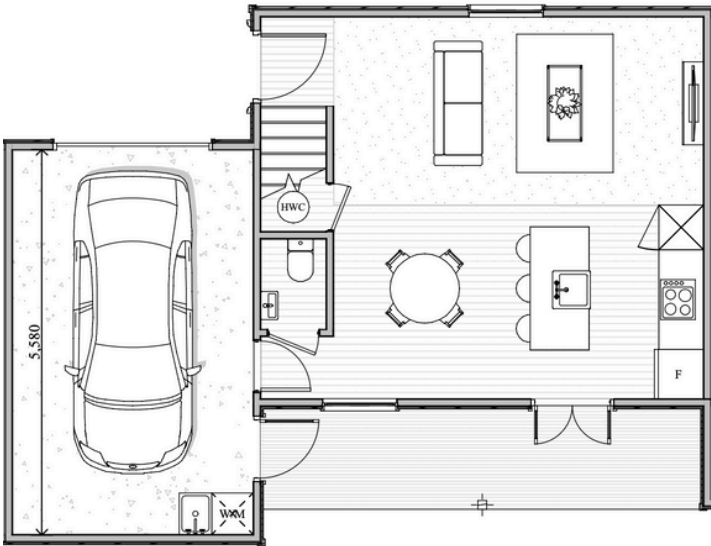
# Floor Plans – Townhouse 3

  
3

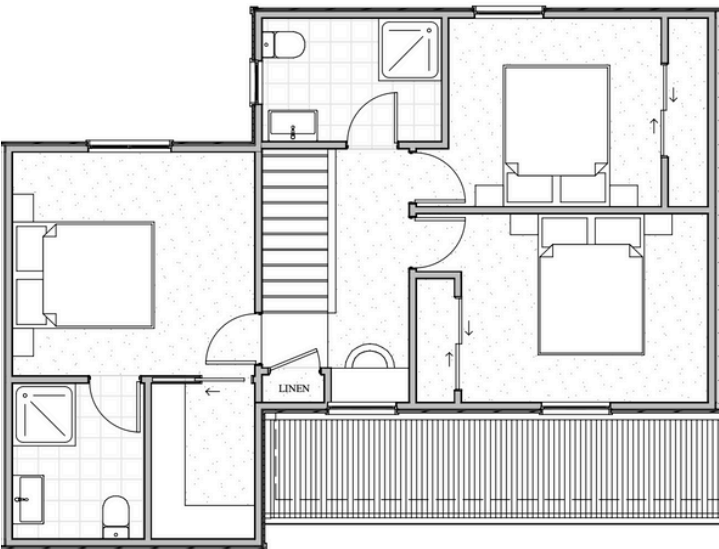
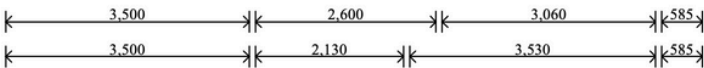
  
2.5

  
Garage

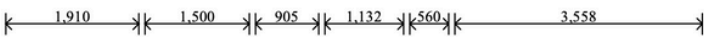
  
120sqm



Ground floor



First floor



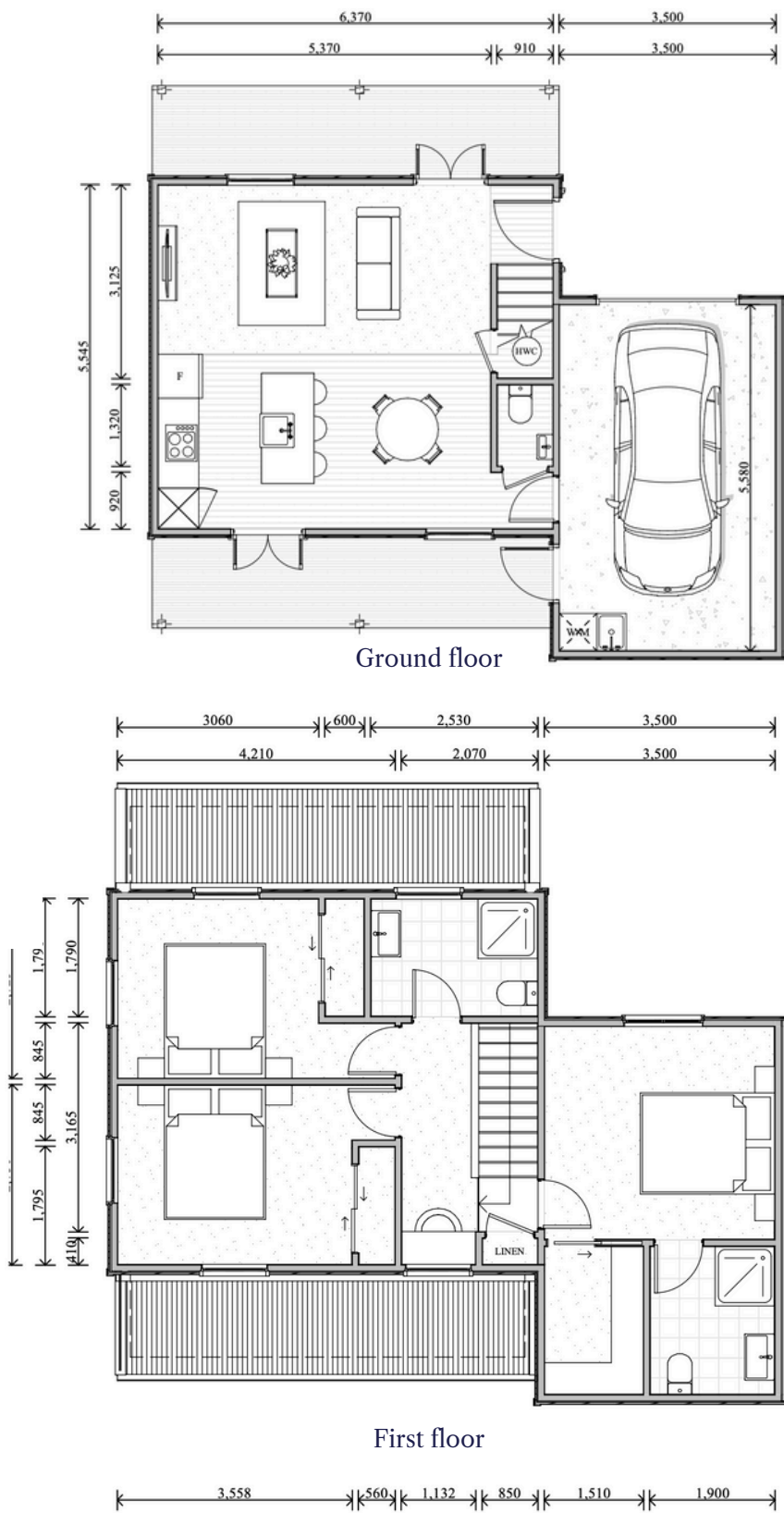
# Floor Plans – Townhouse 4

  
3

  
2.5

  
Garage

  
118sqm



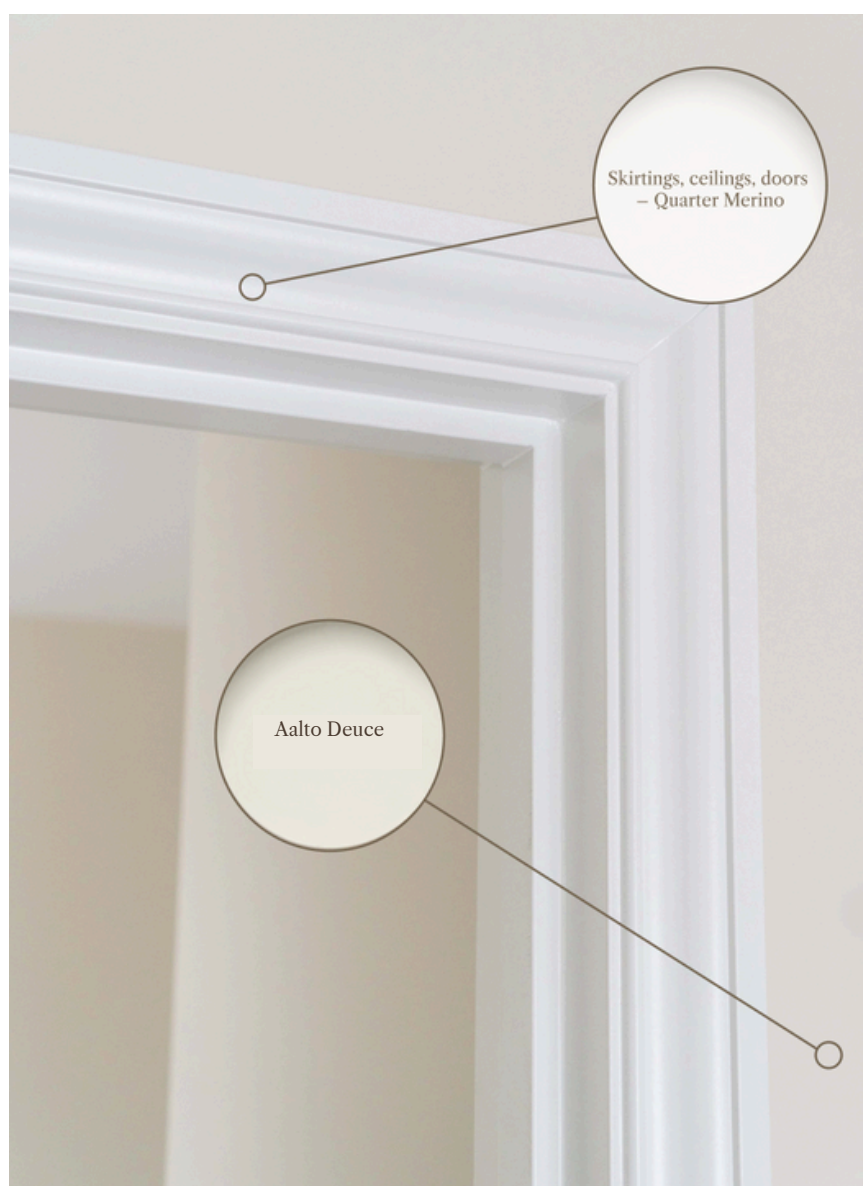
*It's all in the details –*  
Standard Interior Spec  
& Upgrade Options



## Colouring & detailing

*Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.*

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brooksfeld we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.



*The homes come with a neutral colour palette for you to make your own*



Standard Spec



Pictured above

- 1. Carpet: Godfrey hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/bathroom tapware: Posh canterbury sink mixer
- 3. Kitchen/entrance floor tiles: Forest cedar
- 4. Kitchen Handles & Knobs: Versailles satin black
- 5. Bathroom floor tile: Artisan Gris Matt
- 6. Splash back: White subway tile
- 7. Skirtings, architraves, ceilings: Quater Merino

- 8. Walls: Alto Deuce
- 9. Door handle: Polished
- 10. Shower tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms: Cavius Photoelectric Smoke Alarm

Window Furnishings

- Living Area Blinds: Roller Blinds
- Bedroom Blinds: Venetian Blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation



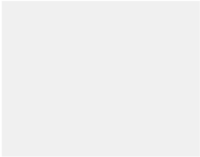
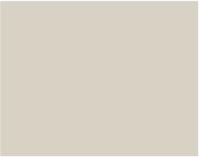















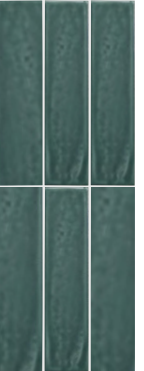
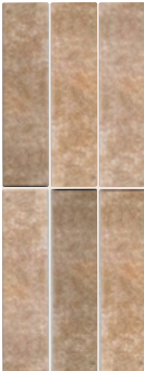






BROOKSFIELD

## Standard Spec











# Kitchen Upgrade Options

Kitchen Cabinetry	<div><div><p><i>Standard</i></p></div><div><p>Shaker Style</p></div></div> <div><div><p>White <i>Standard</i></p></div><div><p>Taupe</p></div><div><p>Sage Green</p></div></div> <div><div><p>Light blue</p></div><div><p>Dusty Blue</p></div><div><p>Dark Blue</p></div></div>
Kitchen Handles/Knobs	<div><div><p><i>Standard range</i></p></div><div><div><p>Black <i>Standard</i></p></div><div><p>Antique Pewter</p></div><div><p>Antique Bronze</p></div><div><p>Chrome</p></div></div></div> <div><div><p><i>Upgrade range</i></p></div><div><div><p>Unlacquered Polished Brass</p></div><div><p>Satin Nickel</p></div></div></div>
Kitchen Splashback Tiles	<div><div><p>White Gloss Subway Tile <i>Standard</i></p></div><div><div><div><p>Crest White Matt</p></div><div><p>Crest Bone Gloss</p></div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Redcliffs Terracotta</p></div></div></div><div><div><div><p>Square Bone Gloss</p></div><div><p>Square Bone Gloss</p></div><div><p>Square Sea Foam Gloss</p></div><div><p>Square Field Green</p></div></div></div></div>



# Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	<div></div> <div><p>Posh Canterbury Mixer Standard</p><p>Modern Chrome</p><p>Modern Brushed Brass</p><p>Modern Black</p><p>Modern Brushed Nickel</p></div>
Upgrade range	<div></div> <div><p>Pull Out Spray Chrome</p><p>Pull Out Spray Brushed Brass</p><p>Pull Out Spray Black</p><p>Pull Out Spray Brushed Nickel</p></div>

# Door Handle Upgrade Options

	<div></div> <div><p>Polished Chrome Standard</p><p>Unlacquered Brass</p><p>Black</p></div>
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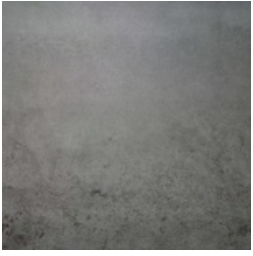







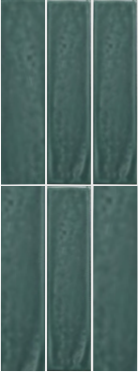


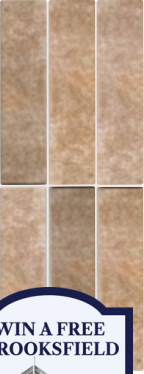



# Flooring Upgrade Options







Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge</p></div><div><p>Concrete</p></div></div>







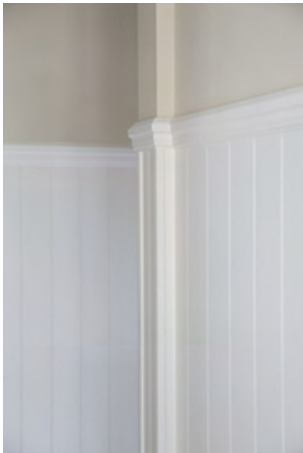

# Bathroom Upgrade Options

Bathroom Floor Tiles	
	<div><p>Artisan Gris Matt <i>Standard</i></p></div> <div><p>Artisan Sage Matt</p></div> <div><p>Palm Beach Navy</p></div>
	<div><p>Pacific White Lappato 600x600</p></div> <div><p>Gunmetal 660x600</p></div> <div><p>Olympia Shell 600x600</p></div> <div><p>Redcliffs Terracotta Herringbone <i>Upgrade Option</i></p></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div> <div><p>Gunmetal 660x600</p></div> <div><p>Olympia Shell 600x600</p></div>
<i>Upgrade Range</i>	<div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Jungle Green</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Dusky Pink Subway</p></div> <div></div>
	<div><p>WIN A FREE BROOKSFIELD</p><p>Go in the draw when you buy a Brookfield.</p></div>

# Bathroom Upgrade Options

Vanity fixture				
 <p>Posh Canterbury Basin Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
Vanity Handles				
	 <p>Chrome <i>Standard</i></p>	 <p>Antique Bronze</p>	 <p>Black</p>	 <p>Black Iron</p>
Shower fixture				
 <p>Posh Canterbury Shower Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
<i>Upgrade Range</i>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>
				 <p>WIN A FREE BROOKSFIELD</p> <p>Go in the draw when you buy a Brooksfeld.</p>

# Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	



# 61 Smale St. Pt. Chevalier AKL



Date:  
17 Dec 2024

Address:  
16 Smale Street, Pt Chevalier

I have sited the brochure and floor plans for this proposed development of four townhouses to be built in the heart of Point Chevalier. The renders show the homes will be finished to an executive standard and will undoubtedly have broad rental appeal. It is also understood that the development will not be complete for at least 12 months from the time of writing, so there may be some fluctuation in the appraised rental levels depending on market conditions.

Townhouse 1: 2 bed, 1 bath, 1 Garage 97m<sup>2</sup> : \$800-\$825 p.w.  
Townhouse 2: 2.5 bed, 1.5 bath, 1 Garage 98m<sup>2</sup>. \$820-\$875 p.w.  
Townhouse 3: 3 bed 2.5 bath, 1 Garage 120m<sup>2</sup>: \$1000-1100 p.w.  
Townhouse 4 : 3 bed, 2.5 bath 1 Garage 118m<sup>2</sup>: \$1000-1100 p.w.



Area: Point Chevalier

Dwelling type: Executive townhouse

Description: A new development of 4 executive townhouses.

Bedrooms: 2-3

Bathrooms: 1-2.5

Floor Area: 97-120m<sup>2</sup>

Exterior: Weatherboard

Rental Assessment: Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

## As detailed on front page.

Disclaimer: This rental assessment does not purport to be a registered valuation. It is an estimate based on a) today's market — values may be affected by market conditions and peak/non-peak seasons; and b) the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

Kind regards,  
Huw Evans

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Huw Evans

M 027 431 9671

E [h.evans@barfoot.co.nz](mailto:h.evans@barfoot.co.nz)

Ponsonby 09 376 4819

<https://www.barfoot.co.nz/h.evans>



# 61 Smale Street, Auckland

(2 Bed, 1 Bath, Garage)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

## Conservative Estimates

**\$988**

Gross Weekly Estimates  
(at 80% occupancy,)

**\$50,592**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$165**  
Gross Weekly Estimate **\$988**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$50,592**  
(at 80% occupancy)

## Expenses

From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$20-\$30 per reservation

## Booking Platform

**Ohana** **airbnb** **Booking.com** **Vrbo**



# 61 Smale Street, Auckland

(2.5 Bed, 1.5 Bath, Garage)



Ohana offer an end-to-end short term property management service.

From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

## Conservatives Estimates

**\$1,016**

Gross Weekly Estimates  
(at 80% occupancy,)

**\$52,032**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$170**

Gross Weekly Estimate **\$1,016**  
(at 80% occupancy)

Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$52,032**  
(at 80% occupancy)

## Expenses

From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$20-\$30 per reservation

## Booking Platform



# 61 Smale Street, Auckland

(3 Bed, 2.5 Bath, Garage)



Ohana offer an end-to-end short term property management service.

From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

## Conservatives Estimates

**\$1,156**

Gross Weekly Estimates  
(at 80% occupancy,)

**\$59,232**

Gross Yearly Estimates  
(at 80% occupancy)

## Rent

Average Nightly Rate **\$195**  
Gross Weekly Estimate **\$1,156**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$59,232**  
(at 80% occupancy)

## Expenses

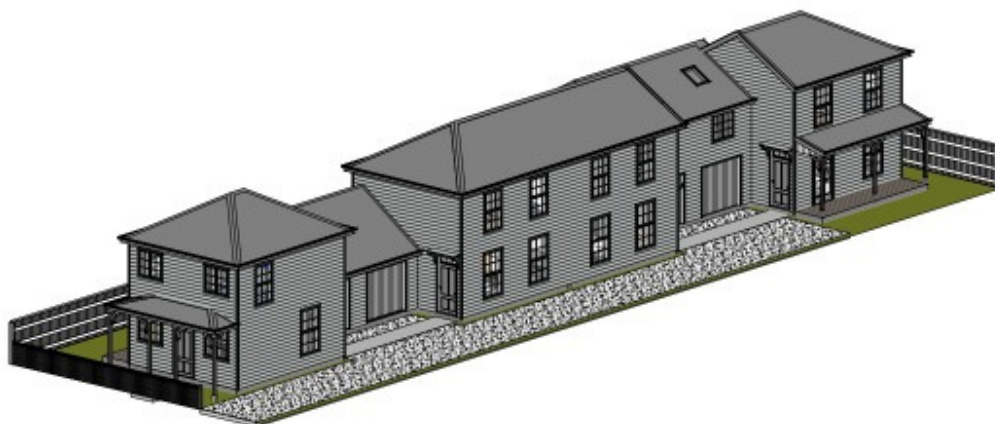
From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$30-\$40 per reservation

## Booking Platform

Ohana



# 61 Smale Street - Pt Chev



## Key Characteristics

### Townhouse 01

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.9m <sup>2</sup>	37.5m <sup>2</sup>	96.5m <sup>2</sup>	2	1	1

### Townhouse 02

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
59.7m <sup>2</sup>	38.3m <sup>2</sup>	98m <sup>2</sup>	2	1	1

### Townhouse 03

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.95m <sup>2</sup>	58.95m <sup>2</sup>	119.45m <sup>2</sup>	3	2	1

### Townhouse 04

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.95m <sup>2</sup>	58.95m <sup>2</sup>	119.5m <sup>2</sup>	3	2	1




# Recent Sales Comparison

## Search Criteria


- Within the Point Chevalier Suburb
- Sold within last 6 months (1 Exemption)

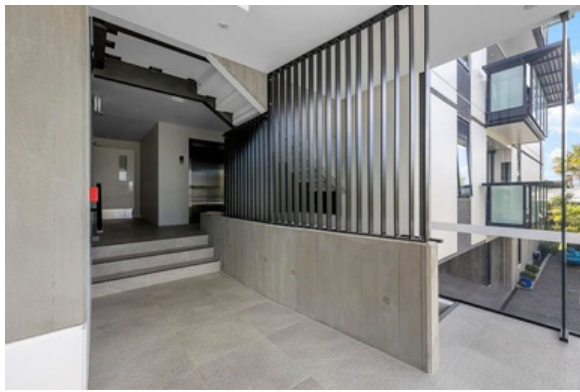
## 2 Bedroom Units

<b>4/ 52 Saint Michaels Avenue, Point Chevalier</b>  <b><u>Sale Price</u></b> <b>\$1,050,000</b> <b>27/09/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
121m <sup>2</sup>	2	1	1	1968*
<b>Comparability: Slightly Inferior</b> <ul style="list-style-type: none"> <li>• Most similar in characteristics</li> <li>• Has a slightly larger floor area</li> <li>• Includes a garage</li> <li>• Is a older home with a newly renovated interior</li> </ul>				
<a href="https://www.raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32385/">https://www.raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32385/</a> *Renovated interior leasehold unit of 4 flats				

<b>4/26 Moa Road, Point Chevalier</b>  <b><u>Sale Price</u></b> <b>\$945,000</b> <b>25/07/2024</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
78m <sup>2</sup>	2	2	0	2022
<b>Comparability: Slightly Inferior</b> <ul style="list-style-type: none"> <li>• Slightly smaller floor area however has one more bathroom then the subject</li> <li>• Does not include a garage and was built 3 years before the subject will be finished</li> </ul>				
<a href="https://www.barfoot.co.nz/property/residential/auckland-city/pt-chevalier/townhouse/894810">https://www.barfoot.co.nz/property/residential/auckland-city/pt-chevalier/townhouse/894810</a>				



<b>6/81 Hendon Avenue, Mount Albert</b>				
<b><u>Sale Price</u></b> <b>\$875,000</b> <b>07/09/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
92m <sup>2</sup>	2	1	0	2023
<b>Comparability: Slightly Inferior</b> <ul style="list-style-type: none"> <li>Slightly smaller floor area and similar characteristics</li> <li>However does not include a garage</li> </ul>				
<a href="https://www.propertyvalue.co.nz/auckland/auckland/mount-albert-1025/6-81-hendon-avenue-mount-albert-auckland-1025-62894087">https://www.propertyvalue.co.nz/auckland/auckland/mount-albert-1025/6-81-hendon-avenue-mount-albert-auckland-1025-62894087</a>				

<b>101/9 Walmer Road, Point Chevalier</b>				
<b><u>Sale Price</u></b> <b>\$800,000</b> <b>31/07/2024</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
65m <sup>2</sup>	2	1	0	2020
<b>Comparability: Inferior</b> <ul style="list-style-type: none"> <li>Smaller floor area and no garage included</li> <li>Also was built 5 years before the subject will be finished</li> </ul>				
<a href="https://origin.raywhite.co.nz/auckland/auckland-city/point-chevalier/ESM31048/">https://origin.raywhite.co.nz/auckland/auckland-city/point-chevalier/ESM31048/</a>				



**9/26 Moa Road, Point  
Chevalier**

**Sale Price**

**\$840,000**

**13/09/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
78m <sup>2</sup>	2	1	0	2022
<p style="text-align: center;"><b>Comparability: Inferior</b></p> <ul style="list-style-type: none"><li>• Smaller floor area</li><li>• Was built 3 years before the subject will be finished</li><li>• Does not include a garage</li></ul>				
<a href="https://www.oneroof.co.nz/property/auckland/point-chevalier/9-26-moa-road/xO41Y">https://www.oneroof.co.nz/property/auckland/point-chevalier/9-26-moa-road/xO41Y</a>				



# Reconciliation of 2 Bedroom Units

*Ranked from Inferior to Superior*

	Address	Sale Price	Comparability
1	9/26 Moa Road 101/9	\$840,000	Inferior
2	Walmer Road 6/ 81	\$800,000	Inferior
3	Hendon Avenue 4/26 Moa	\$875,000	Inferior
4	Road 4/52 Saint Michaels	\$945,000	Inferior
5	Avenue	\$1,050,00	Slightly Inferior

S	1-2/ 61 Smales Street	\$1,250,000	Subject
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## Reasoning

I have noticed a theme when analysing the Point Chevalier, 2 bedroom market. There are no recent sales for a new build property that includes a garage. To find a property with a garage it must be an older build. The most similar of the lot is 52 Saint Michaels Avenue, which is an older building with a newly renovated interior and a garage. Even though it is somewhat similar a Brookfield home will expect to be valued far higher than this.


Looking at newly built 2 bedroom homes there is a common theme as well. Almost every building built after 2022 does not include a garage. There is an abundance of ugly cookie cutter units where a developer has squeezed as many units into a piece of land as they possibly can. As a result all of these units have a smaller floor area then the subject and no garage.


There is a development that shares similar characteristics to 61 Smales which was sold in 2021 however the building finished in 2023. This is at 17 Huia road, these units do not include a garage and were sold around the \$1.2 million mark. So when you include a garage which is about 20m<sup>2</sup>. I believe a garage of this size in Auckland should be valued at \$50,000.

Based on the information provided from the recent sales in the market and the 17 Huia road development. I believe these homes to be valued at \$1,250,000 as they will be unique in the market being the first 2 bedroom new build with a garage that Point Chevalier has seen in a while.





## 3 Bedroom Units

<b>350A Point Chevalier Road, Point Chevalier</b>  <b><u>Sale Price</u></b> <b>\$1,600,000</b> <b>14/08/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
140m <sup>2</sup>	3	2	1	2022
<b>Comparability: Slightly Superior</b> <ul style="list-style-type: none"> <li>• Slightly larger floor area then subject property</li> <li>• Was built 3 years before the subject will be finished</li> </ul>				
<a href="https://raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32355/">https://raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32355/</a>				

<b>350D Point Chevalier Road, Point Chevalier</b>  <b><u>Sale Price</u></b> <b>\$1,800,000</b> <b>16/09/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
145m <sup>2</sup>	3	1	1	2022
<b>Comparability: Superior</b> <ul style="list-style-type: none"> <li>• Slightly larger floor area then subject property</li> <li>• Was built 3 years before the subject will be will be finished</li> </ul>				
<a href="https://construkt.nz/projects/350-point-chevalier">https://construkt.nz/projects/350-point-chevalier</a>				



<b>1B Maranui Avenue, Point Chevalier</b>				
<b><u>Sale Price</u></b> <b>\$1,565,000</b> <b>08/08/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
134m <sup>2</sup>	3	2	1	2024
<b>Comparability: Slightly Superior</b> <ul style="list-style-type: none"> <li>• Slightly larger floor area and land area</li> <li>• The most similar in comparison to the subject property</li> </ul>				
<a href="https://rwgreylenn.co.nz/properties/sold-residential/auckland-city/point-chevalier-1022/house/3121507">https://rwgreylenn.co.nz/properties/sold-residential/auckland-city/point-chevalier-1022/house/3121507</a>				

<b>2/19 Huia Road, Point Chevalier</b>				
<b><u>Sale Price</u></b> <b>\$1,375,000</b> <b>7/04/24</b>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
112m <sup>2</sup>	3	1	0	2023
<b>Comparability: Slightly Inferior</b> <ul style="list-style-type: none"> <li>• Slightly smaller than the subject property</li> <li>• Has one less bathroom</li> <li>• Does not include a garage</li> </ul>				
<a href="https://www.oneroof.co.nz/property/auckland/point-chevalier/2-19-huia-road/atCWe">https://www.oneroof.co.nz/property/auckland/point-chevalier/2-19-huia-road/atCWe</a>				



**18F St Michaels Ave,  
Point Chevalier**

**Sale Price**

**\$1,465,000**

**07/07/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
128m <sup>2</sup>	3	2	1	2022
<p align="center"><b>Comparability: Slightly Inferior</b></p> <ul style="list-style-type: none"> <li>• Most similar in size and characteristics to the subject property</li> <li>• Has been built 3 years before the subject will be finished</li> </ul>				
<a href="https://uprealestate.co.nz/buy/18f-st-michaels-avenue-point-chevalier/21732043">https://uprealestate.co.nz/buy/18f-st-michaels-avenue-point-chevalier/21732043</a>				

**Reconciliation of 3 Bedroom Units**

*Ranked from Inferior to Superior*

	Address	Sale Price	Comparability
1	2/19 Huia Road 18F St	\$1,375,000	Slightly Inferior
2	Michaels Ave 1B Maranui	\$1,465,000	Slightly Inferior
3	Avenue 350A Point	\$1,565,000	Slightly Superior
4	Chevalier Road 350D Point	\$1,600,000	Superior
5	Chevalier Road	\$1,800,000	Superior
S	3-4/ 61 Smales Street	\$1,500,000	Subject

**Reasoning**

The 3 bedroom housing market in Point Chevalier has a much larger range of different properties. Most properties do include a garage and they share many similar characteristics to the subject property. There is a good range of sales and comparability levels ranging from slightly inferior to superior unlike the 2 bedroom market analysed above.

I believe the most comparable properties are 18F St Michaels Avenue and 1B Maranui Avenue. The St Michaels Ave property has very similar characteristics however it has been built 3 years before the subject will be completed therefore will sit below the estimated value of the subject. The Maranui Ave property is more similar in age, however has a slightly larger floor area then the subject so will sit just above the estimated value.

Based on the recent sales analysed above I believe 3-4/ 61 Smales Street to be valued at \$1,500,000 as I estimate it to sit in the middle of the comparable properties.



## Final Valuation

		<b>Final Valuation</b>
1/61 Smale Street	Price Adjustment +\$10,000 (Home at front of property)	<b>\$1,260,000</b>
2/61 Smale Street		<b>\$1,250,000</b>
3/61 Smale Street		<b>\$1,500,000</b>
4/61 Smale Street	+\$10,000 (Home at rear of property)	<b>\$1,510,000</b>
Sum		<b>\$5,520,000</b>



*About Brooksfeld* If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

*Why do we exist?*

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as traditional cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability and affordability.

*What makes Brooksfeld homes different?*

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.



# Brooksfield

## Expression Of Interest

This EOI form is non binding.

This form allows you to put a property on Hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have  
Until the end date as stated above to  
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

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