

## 164 Seddon Street, Pukekohe, 2120

### Property overview

Bedroom:	3	Building type:	Residential-Dwelling-1950's
Bathroom:	1	Building age:	1955
Land area:	507 m <sup>2</sup>	Property ID (QPID):	2879828
Suburb:	Pukekohe	Territorial Authority:	Auckland



### Rating valuation

A Rating Valuation is an indicative market value at the date of valuation that is updated every three years. It includes the Capital Value, floor area and construction materials. It can be helpful when comparing properties.

Valuation Date:	01/07/2017	Valuation Reference:	38701/58700
Capital Value:	\$650,000	Floor Area:	126 m <sup>2</sup>
Land Value:	\$345,000	Site Area:	126 m <sup>2</sup>
Improvement value:	\$305,000	Carparks:	2
Wall construction:	Brick	Rateability:	Rateable
Roof Construction:	Steel/G-Iron	Maori Land:	No
Tenure:	Not Leased (Owner is Occupier)	Property Name:	-
Zone:	Residential 9B	Ownership:	Individual
Use:	Single Unit excluding Bach	Units	1

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## Previous sales of this property

Have confidence in your numbers when making an offer by getting a sales history of a property from as early as 1981. All sales notified to the local council will be included.

### 01 May 2014





<b>Sold for:</b>	\$455,000	<b>Settlement date:</b>	06/06/2014
<b>Chattels:</b>	\$11,000	<b>Capital Value:</b>	\$320,000
<b>Other:</b>	\$0	<b>Rating value date:</b>	01/07/2011
<b>Sale type:</b>	Whole	<b>Purchaser:</b>	-
<b>Sale classification:</b>	Freehold, Market level	<b>Vendor:</b>	-
<b>Property type:</b>	Residential-Dwelling-1950's	<b>Floor area:</b>	126 m <sup>2</sup>
<b>Wall construction:</b>	Brick	<b>Land Area:</b>	507 m <sup>2</sup>
<b>Roof construction:</b>	Steel/G-Iron	<b>Bedrooms:</b>	3
<b>Building Age:</b>	1955		

### 07 Aug 2011

<b>Sold for:</b>	\$240,500	<b>Settlement date:</b>	-
<b>Chattels:</b>	\$4,000	<b>Capital Value:</b>	\$315,000
<b>Other:</b>	\$0	<b>Rating value date:</b>	01/07/2011
<b>Sale type:</b>	Whole	<b>Purchaser:</b>	-
<b>Sale classification:</b>	Freehold, Market level	<b>Vendor:</b>	-
<b>Property type:</b>	Residential-Dwelling-1950's	<b>Floor area:</b>	126 m <sup>2</sup>
<b>Wall construction:</b>	Brick	<b>Land Area:</b>	933 m <sup>2</sup>
<b>Roof construction:</b>	Steel/G-Iron	<b>Bedrooms:</b>	-
<b>Building Age:</b>	-		

## Local area sales

View properties recently sold in the area. To get the sales you're most interested in, you can filter by price, sale date, bedrooms and more.

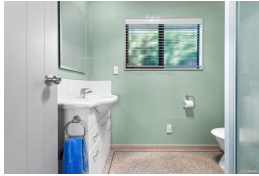
<b>36 Ranch Place, Pukekohe, 2120</b>		 : 4	 : 139 m <sup>2</sup>	 : 438 m <sup>2</sup>
	<b>Date sold:</b>	04/09/2019	<b>Capital Value:</b>	\$580,000
	<b>Sale price:</b>	\$620,000	<b>Distance:</b>	263 m
	<b>Property Type:</b>	Residential-Dwelling-2000/2009	<b>Wall Construction:</b>	Brick
	<b>Building Age:</b>	2003	<b>Roof construction:</b>	Tile Profile

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## 2A Isabella Drive, Pukekohe, 2120




**Date sold:** 18/08/2019

**Sale price:** \$750,000

**Property Type:** Residential-Dwelling-2000/2009

**Building Age:** 2002

 : 4

 : 210 m<sup>2</sup>

 : 750 m<sup>2</sup>

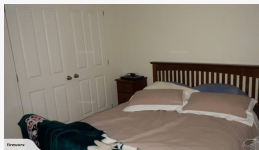
**Capital Value:** \$800,000

**Distance:** 424 m

**Wall Construction:** Roughcast, etc

**Roof construction:** Tile Profile

## 16 Sapling Drive, Pukekohe, 2120




**Date sold:** 18/07/2019


**Sale price:** \$535,000

**Property Type:** Residential-Dwelling-2000/2009

**Building Age:** 2004

 : 4

 : 140 m<sup>2</sup>

 : 506 m<sup>2</sup>

**Capital Value:** \$520,000

**Distance:** 415 m

**Wall Construction:** Brick

**Roof construction:** Steel/G-Iron

## 7 Kayes Road, Pukekohe, 2120




**Date sold:** 16/05/2019


**Sale price:** \$518,000

**Property Type:** Residential-Dwelling-1950's

**Building Age:** 1955

 : 3

 : 102 m<sup>2</sup>

 : 556 m<sup>2</sup>

**Capital Value:** \$510,000

**Distance:** 306 m

**Wall Construction:** Brick

**Roof construction:** Steel/G-Iron

## 29 Cape Hill Road, Pukekohe, 2120




**Date sold:** 09/05/2019


**Sale price:** \$556,000

**Property Type:** Residential-Dwelling-1980's

**Building Age:** 1988

 : 3

 : 91 m<sup>2</sup>

 : 625 m<sup>2</sup>

**Capital Value:** \$560,000

**Distance:** 446 m

**Wall Construction:** Weatherboard

**Roof construction:** Steel/G-Iron

## 24 Reidy Place, Pukekohe, 2120



**Date sold:** 10/04/2019

**Sale price:** \$665,000

**Property Type:** Residential-Dwelling-2010/2019

**Building Age:** -

 : 3

 : 170 m<sup>2</sup>

 : 449 m<sup>2</sup>

**Capital Value:** \$690,000

**Distance:** 376 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 38A Paerata Road, Pukekohe, 2120




**Date sold:** 02/04/2019


**Sale price:** \$635,000

**Property Type:** Residential-Dwelling-2000/2009

**Building Age:** -

 : 4

 : 155 m<sup>2</sup>

 : 528 m<sup>2</sup>

**Capital Value:** \$620,000

**Distance:** 455 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

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## 10 Notre Dame Court, Pukekohe, 2120



**Date sold:** 29/03/2019

**Sale price:** \$706,000

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 3

 : 190 m<sup>2</sup>

 : 660 m<sup>2</sup>

**Capital Value:** \$680,000

**Distance:** 282 m

**Wall Construction:** Concrete

**Roof construction:** Steel/G-Iron

## 172 Seddon Street, Pukekohe, 2120




**Date sold:** 18/03/2019


**Sale price:** \$593,000

**Property Type:** Residential-Dwelling-1950's

**Building Age:** -

 : 3

 : 124 m<sup>2</sup>

 : 1174 m<sup>2</sup>

**Capital Value:** \$580,000

**Distance:** 77 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 1 Richardson Avenue, Pukekohe, 2120




**Date sold:** 27/02/2019


**Sale price:** \$637,500

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 4

 : 222 m<sup>2</sup>

 : 895 m<sup>2</sup>

**Capital Value:** \$610,000

**Distance:** 356 m

**Wall Construction:** Weatherboard

**Roof construction:** Steel/G-Iron

## 17 Crisp Avenue, Pukekohe, 2120




**Date sold:** 21/02/2019

**Sale price:** \$580,000

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 3

 : 140 m<sup>2</sup>

 : 642 m<sup>2</sup>

**Capital Value:** \$600,000

**Distance:** 128 m

**Wall Construction:** Brick

**Roof construction:** Steel/G-Iron

## 13 Reidy Place, Pukekohe, 2120

Photo Not Available




**Date sold:** 19/02/2019


**Sale price:** \$710,000

**Property Type:** Residential-Dwelling-2000/2009

**Building Age:** -

 : 4

 : 206 m<sup>2</sup>

 : 640 m<sup>2</sup>

**Capital Value:** \$790,000

**Distance:** 326 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 3 London Street, Pukekohe, 2120




**Date sold:** 15/02/2019


**Sale price:** \$510,000

**Property Type:** Residential-Dwelling-1960's

**Building Age:** -

 : 3

 : 105 m<sup>2</sup>

 : 637 m<sup>2</sup>

**Capital Value:** \$395,000

**Distance:** 370 m

**Wall Construction:** Weatherboard

**Roof construction:** Steel/G-Iron

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## 4 Reynolds Road, Pukekohe, 2120




**Date sold:** 10/02/2019

**Sale price:** \$645,000

**Property Type:** Residential-Dwelling-1980's

**Building Age:** -

 : 3

 : 100 m<sup>2</sup>

 : 685 m<sup>2</sup>

**Capital Value:** \$590,000

**Distance:** 396 m

**Wall Construction:** Fibre Cement

**Roof construction:** Steel/G-Iron

## 12 Ranch Place, Pukekohe, 2120




**Date sold:** 22/01/2019


**Sale price:** \$646,000

**Property Type:** Residential-Dwelling-2000/2009

**Building Age:** -

 : 3

 : 150 m<sup>2</sup>

 : 579 m<sup>2</sup>

**Capital Value:** \$600,000

**Distance:** 232 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 4 Morrow Terrace, Pukekohe, 2120



**Date sold:** 08/01/2019


**Sale price:** \$582,500

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 3

 : 147 m<sup>2</sup>

 : 620 m<sup>2</sup>

**Capital Value:** \$600,000

**Distance:** 423 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 6/15 Cape Hill Road, Pukekohe, 2120




**Date sold:** 07/01/2019


**Sale price:** \$515,000

**Property Type:** Residential-Dwelling-1990's

**Building Age:** -

 : 3

 : 148 m<sup>2</sup>

 : 267 m<sup>2</sup>

**Capital Value:** \$620,000

**Distance:** 419 m

**Wall Construction:** Roughcst,etc

**Roof construction:** Tile Profile

## 9 Thames Place, Pukekohe, 2120




**Date sold:** 24/12/2018


**Sale price:** \$650,000

**Property Type:** Residential-Dwelling-1960's

**Building Age:** -

 : 3

 : 110 m<sup>2</sup>

 : 799 m<sup>2</sup>

**Capital Value:** \$540,000

**Distance:** 421 m

**Wall Construction:** Brick

**Roof construction:** Steel/G-Iron

## 14 Morrow Terrace, Pukekohe, 2120




**Date sold:** 21/12/2018


**Sale price:** \$660,000

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 4

 : 181 m<sup>2</sup>

 : 991 m<sup>2</sup>

**Capital Value:** \$660,000

**Distance:** 327 m

**Wall Construction:** Concrete

**Roof construction:** Steel/G-Iron

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## 15 Richardson Avenue, Pukekohe, 2120




**Date sold:** 09/12/2018

**Sale price:** \$517,000

**Property Type:** Residential-Dwelling-1960's

**Building Age:** -

 : 3

 : 99 m<sup>2</sup>

 : 675 m<sup>2</sup>

**Capital Value:** \$520,000

**Distance:** 440 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 10 Morrow Terrace, Pukekohe, 2120




**Date sold:** 27/11/2018


**Sale price:** \$587,500

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 3

 : 117 m<sup>2</sup>

 : 579 m<sup>2</sup>

**Capital Value:** \$550,000

**Distance:** 369 m

**Wall Construction:** Brick

**Roof construction:** Steel/G-Iron

## 24 Ranch Place, Pukekohe, 2120



**Date sold:** 14/11/2018


**Sale price:** \$610,000

**Property Type:** Residential-Dwelling-1990's

**Building Age:** 1999

 : 3

 : 149 m<sup>2</sup>

 : 510 m<sup>2</sup>

**Capital Value:** \$580,000

**Distance:** 168 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 42C Dublin Street, Pukekohe, 2120




**Date sold:** 12/11/2018


**Sale price:** \$495,000

**Property Type:** Residential-Dwelling-1990's

**Building Age:** -

 : 2

 : 100 m<sup>2</sup>

 : 223 m<sup>2</sup>

**Capital Value:** \$510,000

**Distance:** 492 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 9 Sapling Drive, Pukekohe, 2120

Photo Not Available



**Date sold:** 07/11/2018


**Sale price:** \$550,000

**Property Type:** Residential-Dwelling-2010/2019

**Building Age:** -

 : 4

 : 147 m<sup>2</sup>

 : 1170 m<sup>2</sup>

**Capital Value:** \$520,000

**Distance:** 361 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

## 26 Notre Dame Court, Pukekohe, 2120




**Date sold:** 24/10/2018


**Sale price:** \$630,000

**Property Type:** Residential-Dwelling-1970's

**Building Age:** -

 : 3

 : 180 m<sup>2</sup>

 : 741 m<sup>2</sup>

**Capital Value:** \$680,000

**Distance:** 258 m

**Wall Construction:** Brick

**Roof construction:** Tile Profile

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## Certificate of Title details

At a glance, key legal information on a property including ownership details, references and interests.

Title	Type	Date issued	Register type	Prior title
616533	Freehold	05/03/2014	Computer Freehold Register	NA1122/228

## Legal descriptions

Description	Land area	Estate type	Share
Lot 1 Deposited Plan 464378	507 m <sup>2</sup>	Fee Simple	1/1

## Current Owners

Kylie Marie Sheat  
Nikki Diana Bruschi

## Interests

Date	Instrument number	Description	Registrant
06/06/2014	9743045.3	Mortgage	ASB Bank Limited
06/06/2014	9743045.2	Transfer	
06/06/2014	9743045.1	Discharge of Mortgage	
05/03/2014	9657543.5	Easement Instrument	
05/03/2014	9657543.4	Easement Instrument	
05/03/2014	9657543.3	Easement Instrument	
05/03/2014	9657543.2	Order for New Certificate of Title	
20/02/2014	9649395.5	Easement Instrument	
20/02/2014	9649395.4	Easement Instrument	
20/02/2014	9649395.3	Easement Instrument	
20/02/2014	9649395.2	Order for New Certificate of Title	

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