



## QV e-Report

521 Wall Road, Heretaunga,  
Hastings District



### QV

QV's estimated market value

### \$750,000

**Confidence Level: Medium**

**Date of Estimate: 28/07/2025**

Subject to the attached valuation conditions.

Unless otherwise stated, all figures are GST inclusive (if any).

#### Rating Valuation

|                       |             |
|-----------------------|-------------|
| Capital Value         | \$770,000   |
| Land Value            | \$400,000   |
| Value of Improvements | \$370,000   |
| Effective Date        | 01/08/2022  |
| Valuation Reference   | 10370/63700 |

Rating valuations are usually carried out on all New Zealand properties every three years. They are just one of a number of factors that councils use to allocate rates. They reflect the likely selling price of a property at the effective revaluation date, not including chattels (e.g. curtains and appliances), and are not designed to be used for raising finance or as insurance valuations.

# Property Details







521 Wall Road, Heretaunga,  
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## Property Description

A 103 square metre 3 bedroom 1960's weatherboard dwelling in good condition which is located on a 687 square metre level inside site with moderate other views. The property includes one toilet, drive on access, freestanding garaging for one vehicle, decking and good landscaping.

## Improvements

|   |  |
|---|--|
| <br>103 m <sup>2</sup> | <br>3 |
| <br>1*                 | <br>1 |
| <br>1                  | <br>1 |

\*Estimated

|                                  |                    |
|----------------------------------|--------------------|
| Type of Property:                | Dwelling           |
| Units of Use:                    | 1                  |
| Estimated Year of Construction:  | 1961               |
| Total Floor Area:                | 103 m <sup>2</sup> |
| Total Living Area:               | 103 m <sup>2</sup> |
| Wall Construction and Condition: | Weatherboard, Good |
| Roof Construction and Condition: | Steel/G-Iron, Good |
| Garages - Under Main Roof:       | 0                  |
| Garages - Freestanding:          | 1                  |
| Carparks including garaging:     | 1                  |

## Land

|             |                             |
|-------------|-----------------------------|
| Site Area:  | 687 m <sup>2</sup>          |
| Contour:    | Level                       |
| Outlook:    | Focal Point Of view - Other |
| Access:     | Drive on access             |
| Zoning:     | 9A - General residential    |
| Maori Land: | No                          |
| Land Use:   | Single Unit excluding Bach  |

## Title Summary

|                         |                            |
|-------------------------|----------------------------|
| <b>Record of Title:</b> | <b>HBM2/436</b>            |
| Legal Description:      | Lot 5 Deposited Plan 10338 |
| Land Area:              | 686 m <sup>2</sup>         |
| Tenure:                 | Fee Simple                 |

## Location

|                    |            |
|--------------------|------------|
| <b>Suburb/Town</b> | Heretaunga |
|--------------------|------------|

# Comparable Sales

521 Wall Road, Heretaunga,  
Hastings District



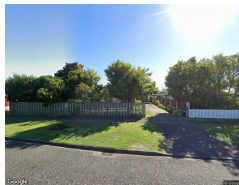
## Market Evidence

In order to assess our market estimate we have considered a number of sales, comparing these to the subject property. We summarise some key ones as follows:



| 710 Lumsden Road, Akina |                | Sale Price: | \$745,000          |
|-------------------------|----------------|-------------|--------------------|
| House Type:             | Dwelling       | Sale Date:  | 07/05/2025         |
| Year Built:             | 1950-59        | Floor Area: | 100 m <sup>2</sup> |
| Cladding:               | Weatherboard   | Land Area:  | 941 m <sup>2</sup> |
| Garaging:               | 2 freestanding | Match:      | 76%                |

The house is similar in size. It is of a similar age to the subject property and the section size is larger. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



| 803 Cook Place, Raureka |                            | Sale Price: | \$715,500           |
|-------------------------|----------------------------|-------------|---------------------|
| House Type:             | Dwelling                   | Sale Date:  | 11/06/2025          |
| Year Built:             | 1960-69                    | Floor Area: | 114 m <sup>2</sup>  |
| Cladding:               | Weatherboard               | Land Area:  | 1012 m <sup>2</sup> |
| Garaging:               | 1 attached, 1 freestanding | Match:      | 75%                 |

The house is larger in size. It is of a similar age to the subject property and the section size is larger. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



| 901 Wall Road, Heretaunga |              | Sale Price: | \$620,000          |
|---------------------------|--------------|-------------|--------------------|
| House Type:               | Dwelling     | Sale Date:  | 10/06/2025         |
| Year Built:               | 1950-59      | Floor Area: | 104 m <sup>2</sup> |
| Cladding:                 | Weatherboard | Land Area:  | 435 m <sup>2</sup> |
| Garaging:                 | None         | Match:      | 73%                |

The house is similar in size. It is of a similar age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access.



| 407A Sylvan Road, Parkvale |          | Sale Price: | \$675,000          |
|----------------------------|----------|-------------|--------------------|
| House Type:                | Dwelling | Sale Date:  | 16/05/2025         |
| Year Built:                | 1970-79  | Floor Area: | 112 m <sup>2</sup> |
| Cladding:                  | Brick    | Land Area:  | 455 m <sup>2</sup> |
| Garaging:                  | None     | Match:      | 73%                |

The house is similar in size. It is newer than the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.



| 113 Davis Street, Saint Leonards |              | Sale Price: | \$800,000          |
|----------------------------------|--------------|-------------|--------------------|
| House Type:                      | Dwelling     | Sale Date:  | 17/06/2025         |
| Year Built:                      | 2020-29      | Floor Area: | 119 m <sup>2</sup> |
| Cladding:                        | Mix.Material | Land Area:  | 328 m <sup>2</sup> |
| Garaging:                        | 1 attached   | Match:      | 68%                |

The house is larger in size. It is newer than the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is similar to the subject and it has comparable roadside appeal. This property has drive on access with parking.

# Property History

521 Wall Road, Heretaunga,  
Hastings District



## Subject Market Sales History

| Sale Date  | Sale Price |
|------------|------------|
| 01/12/2021 | \$725,000  |
| 02/05/2019 | \$465,000  |
| 14/12/2009 | \$275,000  |
| 11/05/2004 | \$176,000  |
| 15/08/1997 | \$102,000  |

## Rating Valuation Property Changes

| Date       | Valuation date | Capital value | Land value | Land area          | Floor area         |
|------------|----------------|---------------|------------|--------------------|--------------------|
| 17/07/2025 | 01/08/2022     | \$770,000     | \$400,000  | 687 m <sup>2</sup> | 103 m <sup>2</sup> |
| 17/06/2023 | 01/08/2022     | \$670,000     | \$400,000  | 687 m <sup>2</sup> | 103 m <sup>2</sup> |
| 16/06/2023 | 01/08/2022     | \$470,000     | \$200,000  | 687 m <sup>2</sup> | 103 m <sup>2</sup> |
| 13/09/2022 | 01/08/2019     | \$470,000     | \$200,000  | 687 m <sup>2</sup> | 103 m <sup>2</sup> |
| 12/10/2019 | 01/08/2019     | \$470,000     | \$200,000  | 687 m <sup>2</sup> | 100 m <sup>2</sup> |
| 06/03/2017 | 01/08/2016     | \$335,000     | \$133,000  | 687 m <sup>2</sup> | 100 m <sup>2</sup> |
| 02/03/2017 | 01/08/2016     | \$320,000     | \$133,000  | 687 m <sup>2</sup> | 100 m <sup>2</sup> |
| 15/10/2016 | 01/08/2016     | \$320,000     | \$133,000  | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 05/10/2013 | 01/08/2013     | \$260,000     | \$106,000  | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 09/06/2011 | 01/08/2010     | \$260,000     | \$106,000  | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 09/10/2010 | 01/08/2010     | \$220,000     | \$106,000  | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 17/11/2007 | 01/09/2007     | \$250,000     | \$112,000  | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 13/11/2004 | 01/09/2004     | \$190,000     | \$77,000   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 17/11/2001 | 01/09/2001     | \$115,000     | \$35,000   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 07/11/1998 | 01/09/1998     | \$112,000     | \$34,800   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 11/11/1995 | 01/09/1995     | \$115,000     | \$34,800   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 26/10/1992 | 01/10/1992     | \$92,000      | \$24,400   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |
| 26/09/1991 | 01/07/1989     | \$71,000      | \$19,500   | 687 m <sup>2</sup> | 90 m <sup>2</sup>  |

# Market Commentary

521 Wall Road, Heretaunga,  
Hastings District



## National Commentary

The latest QV House Price Index shows the average national home value fell 0.3% over the June quarter to \$910,479, leaving values 0.6% lower than a year ago and around 14.5% below the market's peak in late 2021.

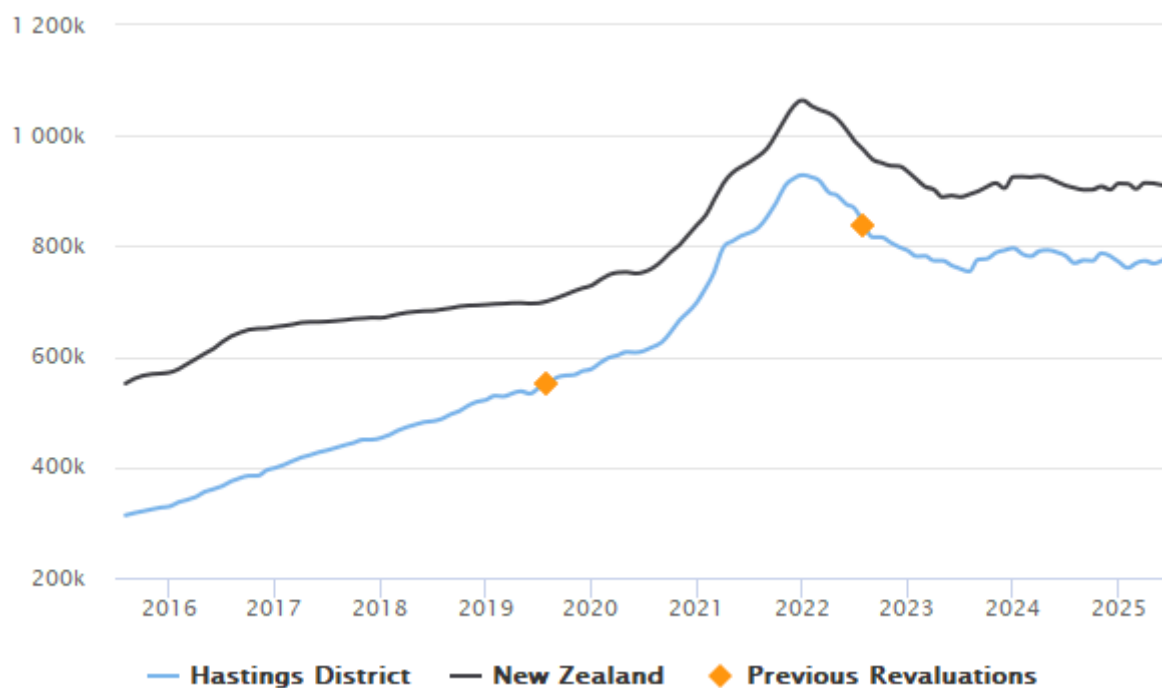
Across New Zealand's main urban areas just Queenstown (1.9%) and Invercargill (1.6%) recorded value growth in excess of 1.0% throughout the June quarter 2025. While Whangarei (0.3%), Tauranga (0.1%), Hamilton (0.5%) New Plymouth (0.2%), Napier (0.1%), Hastings (0.7%), and Christchurch (0.1%) saw values inch up slightly. While, the Auckland Region (-1.0%), Wellington Region (-2.0%), Palmerston North (-0.5%), Nelson (-1.2%) and Dunedin (-1.5%) recorded losses.

## Local Commentary

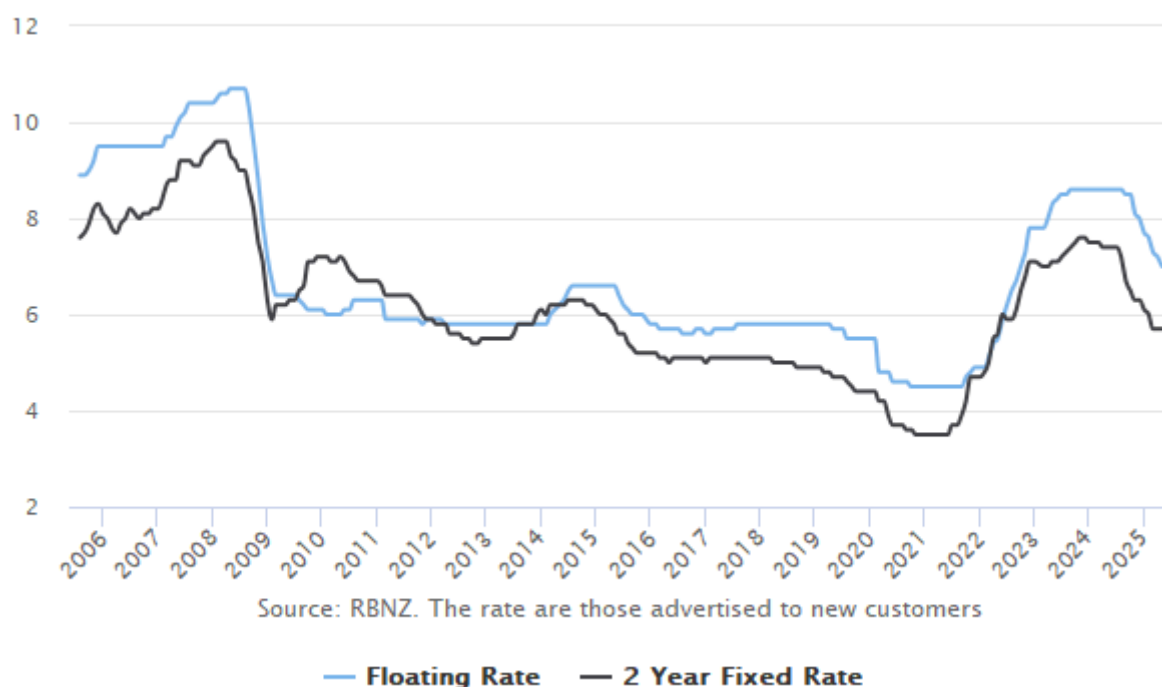
Hastings District has increased by 0.7% over the past three month period with the average value now sitting at \$774,602. This represents an annual growth rate of -1.8%.



## QV House Price Index – Average Values



## Mortgage Rates



Source: RBNZ. The rate are those advertised to new customers

# Statistical Data from the latest 2018 Census



|                     |                                | Raureka  | Hastings District | New Zealand |
|---------------------|--------------------------------|----------|-------------------|-------------|
| Population          | # of People                    | 3,033    | 81,537            | 4,699,755   |
|                     | Median Age                     | 34.1     | 39.1              | 37.4        |
| Work                | Employed full-time             | 48.0%    | 50.3%             | 50.1%       |
|                     | Employed part-time             | 15.3%    | 14.9%             | 14.7%       |
|                     | Unemployed                     | 5.9%     | 3.4%              | 4.0%        |
|                     | Not in the labour force        | 30.8%    | 31.4%             | 31.2%       |
| Study Participation | Full-time study                | 21.2%    | 21.3%             | 21.3%       |
|                     | Part-time study                | 2.6%     | 2.8%              | 3.2%        |
| Income              | Median                         | \$25,700 | \$28,400          | \$31,800    |
|                     | Under \$30,000                 | 57.2%    | 52.2%             | 48.1%       |
|                     | \$30,001-\$50,000              | 22.8%    | 21.8%             | 20.2%       |
|                     | \$50,001-\$70,000              | 13.9%    | 13.2%             | 14.4%       |
|                     | \$70,001-\$100,000             | 4.9%     | 7.8%              | 9.6%        |
|                     | \$100,000 plus                 | 1.5%     | 5.0%              | 7.6%        |
| Dwelling occupancy  | Total private dwellings        | 1,014    | 28,125            | 1,653,060   |
|                     | Owner occupier                 | 58.6%    | 66.4%             | 64.6%       |
|                     | Rental                         | 41.4%    | 33.6%             | 35.5%       |
| Dampness            | Always damp                    | 3.5%     | 2.6%              | 3.0%        |
|                     | Sometimes damp                 | 21.5%    | 16.2%             | 18.5%       |
|                     | Not damp                       | 75.0%    | 81.2%             | 78.5%       |
| Mould               | Mould over A4 size - always    | 5.1%     | 3.7%              | 4.3%        |
|                     | Mould over A4 size - sometimes | 13.9%    | 10.8%             | 12.6%       |
|                     | No/little mould                | 81.3%    | 85.5%             | 83.1%       |



# Recent Sales in the Locality



## Recent Sales

Some additional recent sales in the locality are listed below



### 402 Awatea Street, Akina

**Sale Price:**

**\$692,000**

House Type: Dwelling  
Year Built: 1930-39  
Cladding: Roughcast,etc  
Garaging: 1 freestanding

Sale Date: 01/05/2025  
Floor Area: 99 m<sup>2</sup>  
Land Area: 625 m<sup>2</sup>  
**Match: 71%**



### 810 Dufferin Street, Akina

**Sale Price:**

**\$750,000**

House Type: Dwelling  
Year Built: 1930-39  
Cladding: Weatherboard  
Garaging: 1 freestanding

Sale Date: 24/06/2025  
Floor Area: 120 m<sup>2</sup>  
Land Area: 632 m<sup>2</sup>  
**Match: 69%**



### 205 Sylvan Road, Parkvale

**Sale Price:**

**\$650,000**

House Type: Dwelling  
Year Built: 1940-49  
Cladding: Roughcast,etc  
Garaging: 1 freestanding

Sale Date: 03/06/2025  
Floor Area: 124 m<sup>2</sup>  
Land Area: 690 m<sup>2</sup>  
**Match: 69%**



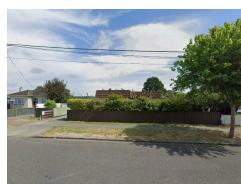
### 401 Willowpark Rd N, Mayfair

**Sale Price:**

**\$730,000**

House Type: Dwelling  
Year Built: 1940-49  
Cladding: Roughcast,etc  
Garaging: 1 freestanding

Sale Date: 01/06/2025  
Floor Area: 153 m<sup>2</sup>  
Land Area: 557 m<sup>2</sup>  
**Match: 69%**



### 913 Florence Street, Raureka

**Sale Price:**

**\$670,000**

House Type: Dwelling  
Year Built: 1940-49  
Cladding: Roughcast,etc  
Garaging: 1 freestanding

Sale Date: 13/05/2025  
Floor Area: 133 m<sup>2</sup>  
Land Area: 776 m<sup>2</sup>  
**Match: 69%**



### 403 Pepper Street, Raureka

**Sale Price:**

**\$700,000**

House Type: Dwelling  
Year Built: 1930-39  
Cladding: Roughcast,etc  
Garaging: 1 freestanding

Sale Date: 01/05/2025  
Floor Area: 123 m<sup>2</sup>  
Land Area: 827 m<sup>2</sup>  
**Match: 69%**



### 1204A Kaiapo Road, Heretaunga

**Sale Price:**

**\$800,000**

House Type: Dwelling  
Year Built: 2020-29  
Cladding: Brick  
Garaging: 2 attached

Sale Date: 01/06/2025  
Floor Area: 161 m<sup>2</sup>  
Land Area: 673 m<sup>2</sup>  
**Match: 68%**



## Function and use of report

The purpose of this computer generated report is to provide you with property information, including an estimate of the market value of the property, as at the date the report is issued. It has been generated from a range of data sources that has been compiled by Quotable Value Limited (QV) including the following: Council Property & Sales Data, Google Maps, LINZ Titles, RBNZ Interest Rates, Statistics NZ Census Data and QV's Internal Databases.

The estimate contained in this report cannot be used for lending purposes. Any decision on this property that is reliant on its value must take account of the limitations of this estimate as stated below. The report is not designed to replace a professional valuation and if a significant variation of the estimate would materially affect you we recommend you obtain a Registered Valuers report.

## Limitations of report

No physical inspection has been made in arriving at the estimate provided in this report. We have relied on the data source information held by QV for the subject property. The estimate is generated on the assumption that there:

- have been no changes to the property from the information provided from the data sources
- are no issues that may affect the property such as the title, planning, resource consent, Local Authority requirements, hazardous or noxious substances; and
- are no other matters that will affect the value of the property,

Any users of this estimate need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.

The Record of Title was not searched for this estimate of value. A search of the Record of Title at Land Information New Zealand will confirm these details.

This Report does not comply with the standards for a market valuation from the Institute of Valuers.

## Limitation of liability

QV does not accept any responsibility or liability for loss should this estimate be used by any other party, or for any other purpose, or without regard to the limitations stated above.

QV makes no warranties or guarantees and does not accept any responsibility for the extent or quality of the information from the data sources used to generate this report.

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## Publication

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