

iVal Report



ADDRESS

19 PINFOLD AVENUE
HAMILTON EAST
HAMILTON

iVAL ESTIMATE: 2/03/2025

\$450,000

VALUE RANGE

^ \$485,000

▼ \$415,000

PROPERTY DETAILS

Valocity ID	NZ01016764
Property Category	Residential: Dwelling, 1950's
Territorial Authority	HAMILTON CITY
Title Number	SA59B/532
Legal Description	LOT 4 DP S73478
Owners	SEBASTAIN NATHAN PINNY

Property Features

Land Area	436 m ²	Number of bedrooms	1
Floor Area	40 m ²	Number of bathrooms	1
Land Zone	Residential		
Land Use	RESIDENTIAL: Single Unit (other than bach)		
Improvements	Flat Other Improvement		
Year Built	1950		
Wall Construction	Wood in all forms, including treated plywood and compressed wood products		
Roof Construction	All forms of fabric, bitumen, and butyl rubber		

Risk Flags

No risk flags have been identified for this property

Homestar Rating

Homestar Rating is not available for this property

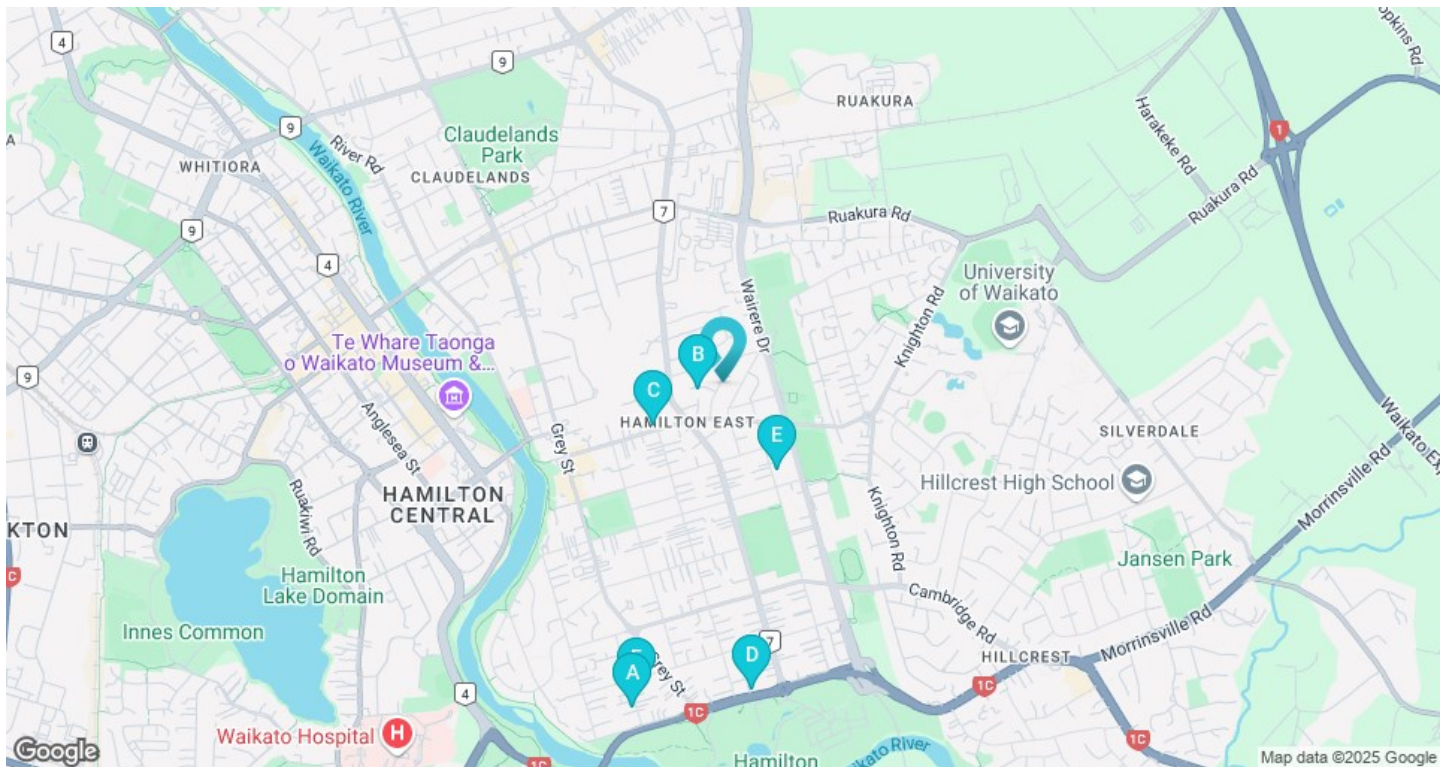
Rating Valuation

Capital Value	\$530,000
Land Value	\$385,000
Value of Improvements	\$145,000
Valuation Date	01 Sep 2021
Valuation Reference	0411061904

Last Known Sale

Sale Date	20 Sep 2022
Sale Price	\$380,000
Sale Method	

Comparable Property Sales



A 9 Graham Street, Hamilton East, Hamilton



SALE PRICE

\$640,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

18 Dec 2024

\$650,000

1940

454 m²

73 m²



Residential: Dwelling, 1940's



2 Bathrooms



3 Bedrooms

B 6 Watts Crescent, Hamilton East, Hamilton



SALE PRICE

\$560,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

31 Jul 2024

\$700,000

1940

564 m²

78 m²



Residential: Dwelling, 1940's



1 Bathroom



2 Bedrooms

C 1 Kelvin Place, Hamilton East, Hamilton



SALE PRICE

\$645,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

29 Jul 2024

\$700,000

1960

574 m²

80 m²



Residential: Dwelling, 1960's



1 Bathroom



2 Bedrooms

D 141 Cobham Drive, Hamilton East, Hamilton



Residential: Dwelling, 1940's

SALE PRICE

\$520,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

24 May 2024

\$590,000

1940

422 m²

77 m²



1 Bathroom



2 Bedrooms

E 216 Fox Street, Hamilton East, Hamilton



Residential: Dwelling, 1950's

SALE PRICE

\$700,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

21 Sep 2023

\$740,000

1950

872 m²

70 m²



1 Bathroom



2 Bedrooms

F 30 Graham Street, Hamilton East, Hamilton



Residential: Dwelling, 2000's

SALE PRICE

\$730,000

Sale Method

Capital Value

Decade Constructed

Land Area

Floor Area

SALE DATE

30 Aug 2023

\$750,000

2000

400 m²

76 m²



1 Bathroom



2 Bedrooms

Terms & Conditions

The property information contained within the iVal Report is not intended or designed to replace a Full Market Valuation. The estimated value of the iVal 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. Where a Forecast Standard Deviation (FSD) is provided, this represents a statistical measure of the projected accuracy of the estimate. The FSD displays in a range generally between 0-25%, with a lower FSD denoting a higher projected accuracy. The majority of estimates fall within the 10% - 15% FSD range.

If any Risk Flags are identified on the subject property it is recommended that you obtain further information relevant to the Risk Flag identified. Please note that if Potential Weather tightness is listed, this indicates *potential* weather tightness due to construction between 1994 and 2004 and construction using Roughcast or Malthoid.