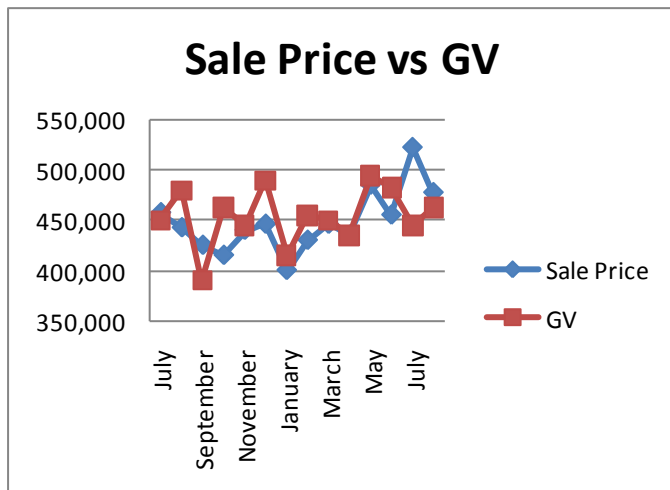


NORTHERN SUBURBS PROPERTY REPORT

Welcome to the September Northern Suburbs Report!!

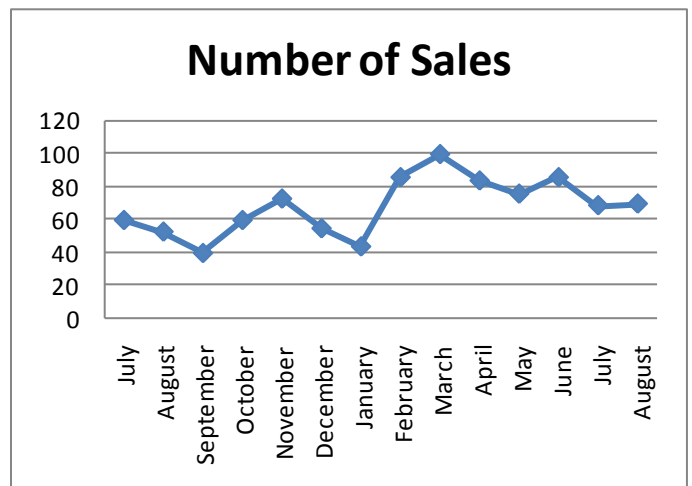
Again over the last month we have heard mixed media messages swinging from doom and gloom to housing boom. It proves there is no crystal ball — while we are doing better than 2008, we are still 25% below the market peak of 2005.



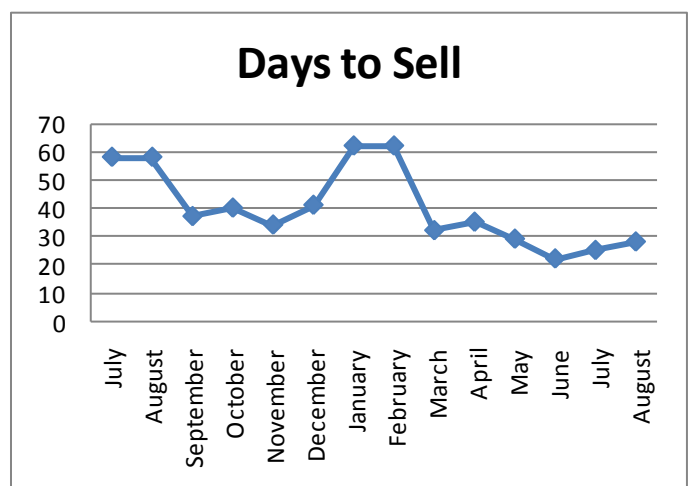
Breaking it down for Northern Suburbs, we can see that prices are still slightly above GV. Sales remain steady at almost 70 for the month which is a stark contrast to the 39 in September 2008. Days to sell are also holding at under a month.

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A sample of Northern Suburbs Recent Sales from www.reinz.co.nz:

#	Road Name	Suburb	Sale Price	BRM	Land	GV
56	Abilene Cres	Churton Park	609000	4	468	580000
59	Amesbury Dr	Churton Park	530000	4	752	530000
16	Atkinson St	Newlands	228000	3	692	215000
83A	Burgess Rd	Johnsonville	427000	3	310	445000
32	Carluk St	Paparangi	460000	4	488	420000
109	Cortina Ave	Johnsonville	515000	4	466	530000
8	Cranwell St	Churton Park	568000	4	592	490000
10	Derry Hill	Churton Park	682000	5	608	660000
46	Fitzpatrick St	Newlands	431235	6	561	460000
123	Helston Rd	Johnsonville	413000	3	677	400000
140	Ironside Rd	Johnsonville	726000	4	1065	620000
54	Mark Ave	Paparangi	392000	3	556	370000
10	Nethergreen Cres	Johnsonville	511000	3	362	540000
25	Peppertree Lane	Newlands	476000	3	552	455000
56	Salford St	Newlands	314000	3	339	330000
9	Sunhaven Dr	Newlands	403000	3	508	355000
4	Tamworth Cres	Newlands	585000	3	472	590000
59	Waverton Tce	Churton Park	630000	4	786	660000

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