

...a word from



Haze



**first
national**
REAL ESTATE

Property tax, local medians and more

"What a month November was" – Hazely Windelborn

November was a moderately slow month; the statistics reflect this with the average number of days to sell a property increasing to around 90 days.

Note that with the Christmas season it would seem owners aren't too intent on selling their property, being fair I don't think anybody wants the added hassle of viewings etc. during the Christmas period.

Refer a friend!

January 2016 marks the beginning of a brand new year and during this time you'll note the season is still **summer**.

Summer is the perfect time to market a property, especially if you're sitting on a lifestyle block, it adds to the presentation of the property.

If you've been following my blog you'll notice that I've blogged a little bit about the benefits of property presentation in the past.

Back to **Referring a friend!** – I'm offering anybody and everybody the opportunity to win \$500 upon the successful referring of a friend and that friend selling their property through me exclusively. (Terms & Conditions apply).

Property tax

October / November saw the introduction of new enforcements by the Inland Revenue department in regards to foreign investment.

This specifically being, that a New Zealand bank account number and a New Zealand IRD number are required, when purchasing property in New Zealand as a foreign investor.



Residential Medians

Zone: Kaitia & Far North

11/2015

	Dwellings (Incl Apts)	Apartments	Sections
Number of Sales	11	0	2
Value of Sales	\$2,472,500	\$0	\$100,000
Median List Price	\$219,000	\$0	\$52,500
Median Sell Price	\$210,000	\$0	\$50,000
Median Days to Sell	90	0	205
Median Govt Valuation	\$160,000	\$0	\$61,000
Freehold	10	0	2
Leasehold	0	0	0
Existing	11	0	2
New	0	0	0
	1 Bdrm 2 Bdrms 3 Bdrms 4 Bdrms 5 Bdrms +		
Bedrooms	1 4 4 1 1		
	Up to 400 400 - 800 800 - 1,200 Over 1200		
Land Area (sq. m.)	1 3 4 2		



FOR SALE \$100,000

Lifestyle block in Diggers Valley up for sale for a very reasonable price.

Contact me for details



FOR SALE

5 Bedroom property on SH10, small amount of TLC needed, quiet location only 10 minutes' drive from Kaitia township



HAZELY WINDLEBORN
Sales Consultant
112 COMMERCE ST
KAITIA
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