

MarketWatch Integrated Module

Property Guru understands the importance of having the most up-to-date information available all in one place.

With MarketWatch listing information now fully integrated into Property Guru, users are now able to view the full spectrum of market activity with a simple click of the button.

Not only will you be able to clearly see the current status of a property, you will also have access to front of house images and interior images (where we have them available).

A property's listing history (current and historical) and changes to that listing, will also be available at your fingertips.

MarketWatch, combined with the other modules in Property Guru, presents the complete view of current and recent activity in your area. Don't hesitate, add MarketWatch to your professional toolkit today!

Property Status

Property Status is now clearly indicated by the following icons:

Icon	Market Status	Representing
	Currently on the market (For Sale)	A MarketWatch listed property
	Currently For Rent	A Market Watch listed property
	Sold	A QV sale (that has occurred within the last 6 months)
	Withdrawn	A property that has been listed then withdrawn from the market within the last 6 months.

These icons can be found in multiple sections of Property Guru (list, map and property views) and give a great snapshot of the activity of an area at any given time.

The following document shows how you can get the best out of this new module.

Property Guru List View

MarketWatch listing information is now fully integrated into Property Guru's list view.

With the inclusion of the **'Status'** column, users can now sort on whether a property is currently For Sale, For Rent, Sold or Withdrawn.

Results (5751 properties, showing records 1 to 20)

Columns: 1 2 3 4 5 6 ... Next Last

Gross Sale Price Max: \$730,000 Min: \$64,000 Median: \$305,500
 Rating Valuation Max: \$770,000 Min: \$147,000 Median: \$405,000

Address	Status Owners	Suburb	Town	Type	Sold	RV	Sale	Bdrm	Land	Floor	Built
30 Friend Street (unit A)	Mckinnon, Avenal Beryl	Karori	Wellington	RF	26-Mar-83	n/a	\$64,000		1090 m²	130 m²	1970 - 1979
79 South Karori Road	Lyall, Adrienne Frances Gilbert, Amanda Katherine	Karori	Wellington	RD	11-May-08	\$400,000	\$430,000	4	566 m²	136 m²	1960 - 1969
117 Thurleigh Grove	Ren, Shan Mi, Xiang	Karori	Wellington	RD	12-Nov-06	\$290,000	\$90,000		629 m²	60 m²	2000 - 2009
2 Alanbrooke Place	Brown, Brian Cullen, Janice Catherine	Karori	Wellington	RD	17-Jan-02	\$540,000	\$305,500		497 m²	240 m²	1980 - 1989
3 Alanbrooke Place (unit & 10)	The Wellington City Council	Karori	Wellington	OP		\$190,000	n/a		4.5884 ha	n/a	
4 Alanbrooke Place	Mcvie, Jacqueline Lee Bonell, Stuart Ritchie	Karori	Wellington	RD	04-Aug-09	\$410,000	\$442,000	3	525 m²	100 m²	1980 - 1989
6 Alanbrooke Place	Aotearoa Residences Limited	Karori	Wellington	RD	11-Jun-89	\$470,000	\$161,500		513 m²	140 m²	1980 - 1989

Users can easily turn this column off using the 'Market Status' field found in the **'Columns'** menu.

Results (10 properties, showing records 1 to 10)

Select: 2 All, None, Default

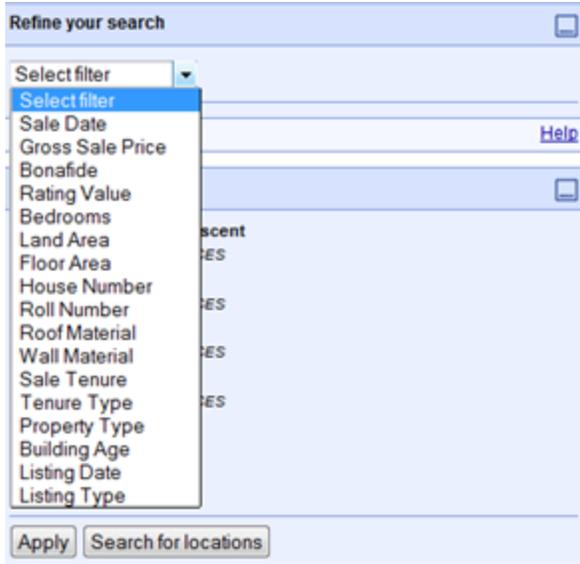
- Val Ref
- Address
- Market Status
- Owners
- Leaseholder
- Suburb
- Town
- City / District
- Type
- Sold
- Sale Type
- Advertised Date
- Zoning
- Rating Value
- Sale
- Bedrooms
- Land
- Floor
- Building Age

Update Results

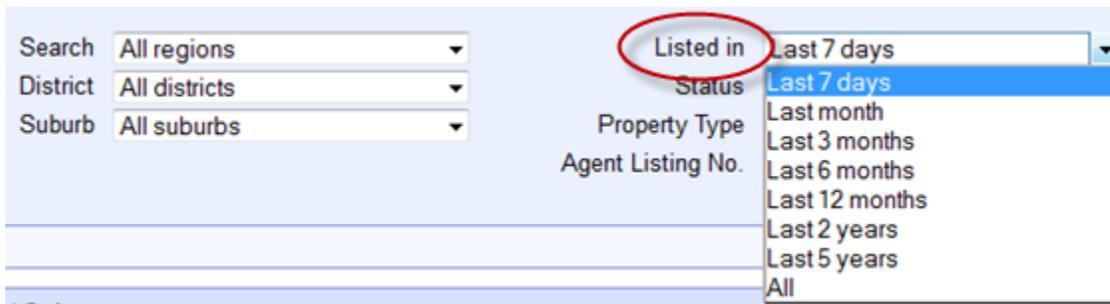
Address	Suburb	Town	Type	Sold	RV	Sale	Bdrm	Land	Floor	Built
12 Betts Avenue	Solway	Masterton	RD	17-May-91	\$230,000	\$75,000		1253 m²	140 m²	1960 - 1969
13 Betts Avenue	Solway	Masterton	RD	08-May-04	\$205,000	\$180,000	4	917 m²	110 m²	1960 - 1969
14 Betts Avenue	Solway	Masterton	RD	01-Apr-07	\$250,000	\$270,000	3	950 m²	160 m²	1960 - 1969
15 Betts Avenue	Solway	Masterton	RD	28-Sep-03	\$185,000	\$120,000		985 m²	100 m²	1960 - 1969
16 Betts Avenue	Solway	Masterton	RD	23-Jul-09	\$190,000	\$210,000	3	966 m²	90 m²	1960 - 1969
17 Betts Avenue	Solway	Masterton	RD	15-Jan-01	\$185,000	\$91,000	3	947 m²	100 m²	1960 - 1969
18 Betts Avenue	Solway	Masterton	RD		\$195,000	n/a		927 m²	120 m²	1960 - 1969
19 Betts Avenue	Solway	Masterton	RD	15-Mar-02	\$265,000	\$159,000	4	1057 m²	230 m²	1970 - 1979
20 Betts Avenue	Solway	Masterton	RD	29-Jul-11	\$160,000	\$140,000		908 m²	100 m²	1960 - 1969

Refine your Search

Users of the MarketWatch Module are further able to refine their search results by using the **'Listing Date'** refine tool.



Once listing date is selected, you are given the choice to refine your list by a variety of time frames. This is invaluable if you are using the data for analysis or looking at recent activity, for example listing and sales trends.

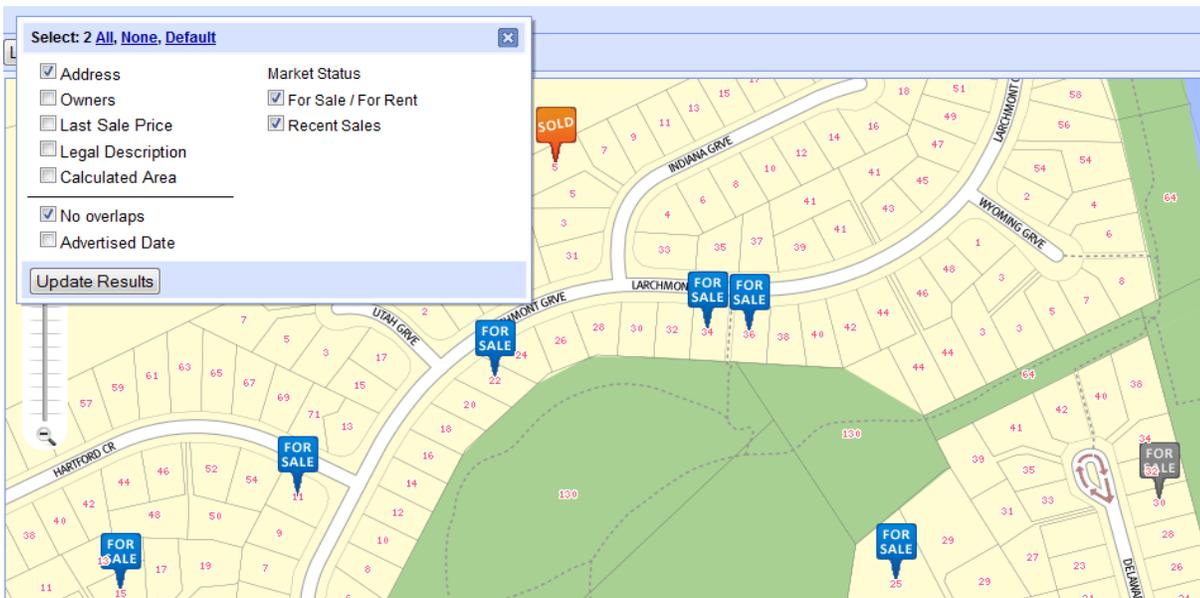


Map View

Provided you subscribe to the Aerial and Interactive Mapping Module – the new MarketWatch Module is now fully incorporated in the Map View, offering the user a simple but effective visual representation of activity in an area. Icons will show on the map view for properties that are, For Sale (MarketWatch properties), For Rent, QV sales (Sold) and withdrawn. The icons will show on both street map and aerial views.



A user has the ability to switch on and off the icons from view using the 'Labels' button.



Property Images

Keen to view the property from the outside? What about if we can show you the inside at the same time? You will now be able to see property images, and to scroll through all available images for the listing, in the Property Summary Report.

By clicking on the property image you are taken directly to the MarketWatch Listing Summary for the property.

[Summary](#) [Map](#)

14 BUXTON AVENUE KARORI WELLINGTON

[Fields](#) Start CMA 

Property Summary

Rating Valuations:	\$147,000	 <p>Displaying 1 of 8 prev photo next photo</p>  
Land Value:	\$147,000	
Improvements Value:	n/a	
Valuation Date:	01-Sep-2009	
Last Sale Price:	n/a	
Last Sale Date:	n/a	
Last Sale Type:	n/a	
Sale Tenure:	n/a	
Purchase Relationship:	n/a	
Net Sale Price:	n/a	
Chattels:	n/a	

Valuation Address:	14 BUXTON AVENUE KARORI WELLINGTON
Valuation Reference:	16920/50113
Legal Description:	LOT 5 DP 41578
Tenure:	Not Leased (Owner is Occupier)
Floor Area:	n/a
Land Area:	976 m ²
Bedrooms:	
Building Age:	
Category:	Residential, Vacant Site (RV)
Wall Material:	/
Roof Material:	/
Contour:	Easy to moderate fall
Deck:	
Parking Freestanding:	0 cars
Parking Main Roof:	

Note: availability on images is dependent on correct listing information being provided.

Feedback icon

Listing information incorrect? Let us know! Property Guru has provided users with a facility to feedback on the accuracy of the MarketWatch information. By clicking on the Property Feedback link underneath the property images on the Property Summary Report (or the  on the MarketWatch Summary) you will open a feedback form. Simply complete the relevant fields and submit. Changes will be received and managed by our Customer Services Team.

[Summary](#) [Map](#)

184 SUTHERLAND ROAD LYALL BAY WELLINGTON

[Fields](#) Start CMA 

Property Summary

Rating Valuations:	\$455,000	  <p>Annotations</p>
Land Value:	\$250,000	
Improvements Value:	\$205,000	
Valuation Date:	01-Sep-2009	
Last Sale Price:	\$490,000	
Last Sale Date:	03-Nov-2008	
Last Sale Type:	Whole. One property involved	
Sale Tenure:	Freehold	
Purchase Relationship:	Non-market Level - Non Bonafide	
Net Sale Price:	\$490,000	
Chattels:	n/a	

Valuation Address:	184 SUTHERLAND ROAD LYALL BAY WELLINGTON
Valuation Reference:	17100/77700
Legal Description:	LOT 6 DP 1554
Tenure:	Not Leased (Owner is Occupier)
Floor Area:	100 m ²
Land Area:	653 m ²
Bedrooms:	2
Building Age:	1910 - 1919
Category:	Residential, Dwelling, pre 1914, average (RD)
Wall Material:	Weatherboard / AVERAGE
Roof Material:	Tile Profile / AVERAGE
Contour:	Level
Deck:	Y
Parking Freestanding:	1 car
Parking Main Roof:	0
Land Use:	Single Unit excluding Bach
Zoning:	9A

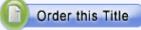
Owners: [Lilo Bay Ventures Limited](#)

Certificate Of Title: [520/211 \(Freehold\)](#)  [Order this Title](#)

[Property Feedback](#) 

Historical Listings and Changes to Listing Information

The Property Summary Report also includes valuable historical listing information (how many times the property has been listed), but also any changes to that listing over time (for example a change in price or sales method). This information will add another string to your prospecting bow, giving you expert knowledge on the history of any property that is currently or previously been on the market.

Land Area:	976 m ²	
Bedrooms:		
Building Age:		
Category:	Residential, Vacant Site (RV)	
Wall Material:	/	
Roof Material:	/	
Contour:	Easy to moderate fall	
Deck:		
Parking Freestanding:	0 cars	
Parking Main Roof:		
Land Use:	Vacant Residential	
Zoning:	9A	
Owners:	Pettie, Scott Simpson, Toni Eileen	
Certificate Of Title:	16C/811 (Freehold) 	

[Property Feedback](#) 

MarketWatch History

Date	Activity	Price Detail	Agency	Contact Agent
22-Sep-10	Sale Method Change		Tommy's Real Estate Ltd (Licensed: REAA 2008) - Wellington	Rene Moorby
9-Sep-10	Sale Method Change	Negotiation	Tommy's Real Estate Ltd (Licensed: REAA 2008) - Wellington	Rene Moorby
9-Sep-10	New Listing		Tommy's Real Estate Ltd (Licensed: REAA 2008) - Wellington	Rene Moorby
13-May-10	Sale Method Change	Withdrawn	Gillies and Mark Realty Ltd (Licensed: REAA 2008) - Professionals, City	Jason Knott
5-May-10	Sale Method Change	Negotiation	Gillies and Mark Realty Ltd (Licensed: REAA 2008) - Professionals, City	Jason Knott
24-Feb-10	Sale Method Change	Negotiation	Gillies and Mark Realty Ltd (Licensed: REAA 2008) - Professionals, City	Jason Knott
22-Feb-10	Sale Method Change	Negotiation	Gillies and Mark Realty Ltd (Licensed: REAA 2008) - Professionals, City	Jason Knott
7-Oct-09	New Listing	Negotiation	Gillies and Mark Realty Ltd (Licensed: REAA 2008) - Professionals, City	Jason Knott

[Help](#)

Note: availability on historical matching is dependent on correct listing information being provided.

Historical listings

Historical listings for a property will show at the bottom of a MarketWatch Property Summary Report. These will paint a clear picture of all property activity – from who it was listed with, to the selling method.

Changes to listings (current and historical)

Changes to a listing for a property (both current and previous) will also be shown at the bottom of the Property Summary Report. This clearly indicates price changes, agency changes and allows users to review the sales history of any property. For example, for a current listing, if the price, sale type (eg auction vs BEO) or listing agent has changed, this should be captured.