



PROPERTY DETAILS

53 TRENT STREET OAMARU WAITAKI

PREPARED FOR

PAUL & SYLVIA MCGEOWN

PREPARED BY:

Glenda Meek

Type your address here

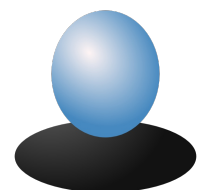
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teammeek@arizto.co.nz

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PROPERTY DETAILS

ADDRESS

53 Trent Street
Oamaru
Waitaki

PREPARED FOR

Paul & Sylvia McGeown

LAST SOLD

1 August 2006 \$248,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 53 Trent Street, Oamaru, Waitaki.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area - plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$528,000 and \$577,000.

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$579,000 and \$595,000.

COMMISSION

2% plus Admin \$650 plus GST

CAPITAL VALUE

\$510,000

LAND AREA

862 m²

LAND VALUE

\$195,000

FLOOR AREA

210 m²

BEDROOMS

4

BATHROOMS

2

CAR SPACES

1

FEATURES

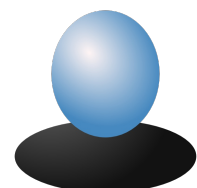
AGE OF BUILDING

1980-1989

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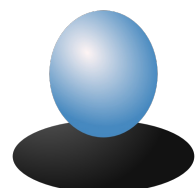
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SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$528,000 to \$577,000	Median	\$573,000	Mean	\$559,333
C.V	\$490,000 to \$610,000	Median	\$495,000	Mean	\$531,666

For the property at the median, the sale price was 16.6% above CV.



2 Bedford Street, Oamaru North, Waitaki

🛏️ 3 🚿 2 🚗 2

Last Sold	\$528,000 - 05 Dec 25	Floor Area	160 m ²
Capital Value	\$610,000 - 01 Aug 23	Roof	Steel/G-Iron
Land Value	\$240,000 - 01 Aug 23	Walls	Stone
Land Use	Residence	Building Age	1980-1989
Land Area	600 m ²		

Has a high GV, but has sold well below, 3 bedrooms and 2 bathrooms, with a double garage.



15 Hayle Street, Holmes Hill, Waitaki

🛏️ 4 🚿 2 🚗 1

Last Sold	\$573,000 - 09 Dec 25	Floor Area	173 m ²
Capital Value	\$490,000 - 01 Aug 23	Roof	Steel/G-Iron
Land Value	\$175,000 - 01 Aug 23	Walls	Roughcast, etc
Land Use	Residence	Building Age	1960-1969
Land Area	602 m ²		

Similar size home on 2 levels, quite comparable as it has 4 bedrooms, 2 bathrooms and a single garage.



124 Perth Street, Holmes Hill, Waitaki

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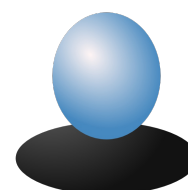
Last Sold	\$577,000 - 11 Feb 26	Floor Area	200 m ²
Capital Value	\$495,000 - 01 Aug 23	Roof	Steel/G-Iron
Land Value	\$230,000 - 01 Aug 23	Walls	Mixed Material
Land Use	Residence	Building Age	1960-1969
Land Area	1,012 m ²		

Similar size home, of 4 bedrooms, but only one bathroom, semi comparable.

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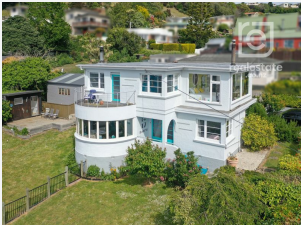
FOR SALE NEARBY




The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



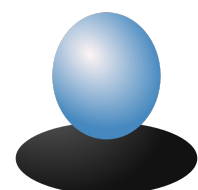
17 Lark Street, Oamaru, Waitaki			
		 4  1  2	
Listed	9 Dec 2025 Enquiries	Land Area	607 m ²
	Over \$599,000	Floor Area	190 m ²
Capital Value	\$650,000	Roof	Steel/G-Iron
Land Value	\$175,000	Walls	Stone
Category	Residential House	Building Age	1990-1999

Another with a high GV and selling well below. Semi comparable with 4 bedrooms, but only one bathroom and a double garage.



17 Forth Street, Oamaru North, Waitaki			
		 4  1  2	
Listed	14 Nov 2025 Buyer	Land Area	693 m ²
	Enquiry Over \$569,000	Floor Area	173 m ²
Capital Value	\$540,000	Roof	Mixed Material
Land Value	\$185,000	Walls	Roughcast, etc
Category	Residential House	Building Age	1950-1959

An older home, of four bedrooms, with only one bathroom, semi comparable.



RESIDENTIAL INSIGHTS

Suburb: Oamaru

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	14	37	77
Percentage of Oamaru's Properties Sold	1.32%	3.5%	7.28%

Sale Performance



	January 2026	January 2025	% Change	Feb 2026
Median Days To Sell	71	Insufficient Data	Insufficient Data	Average Valuation
Median Sale Price	\$322,000	Insufficient Data	Insufficient Data	Median List Price
				\$
				\$379,000

MT1200KZ

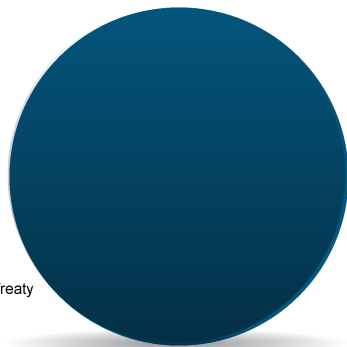
Sale Types in January 2026

OAMARU

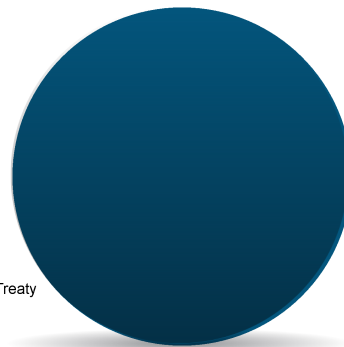
WAITAKI DISTRICT



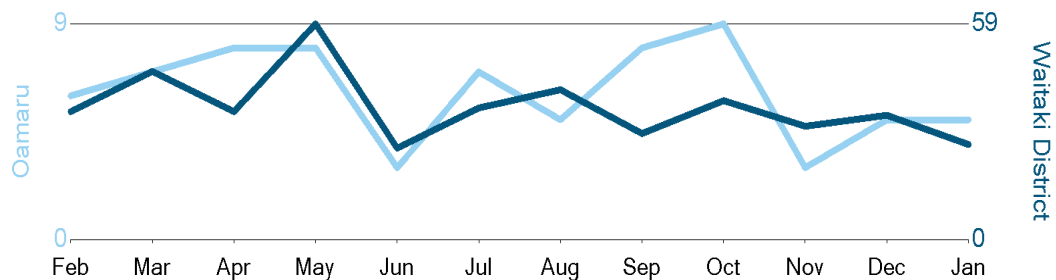
- Tender 0%
- Auction 0%
- Private Treaty 100%



- Tender 0%
- Auction 0%
- Private Treaty 100%



Number of Sales/Month in Oamaru and Waitaki District

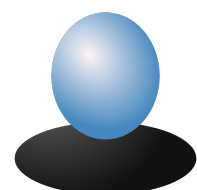


Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

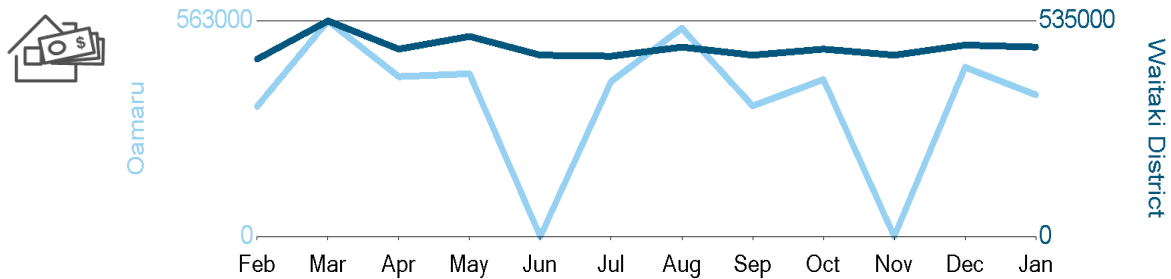
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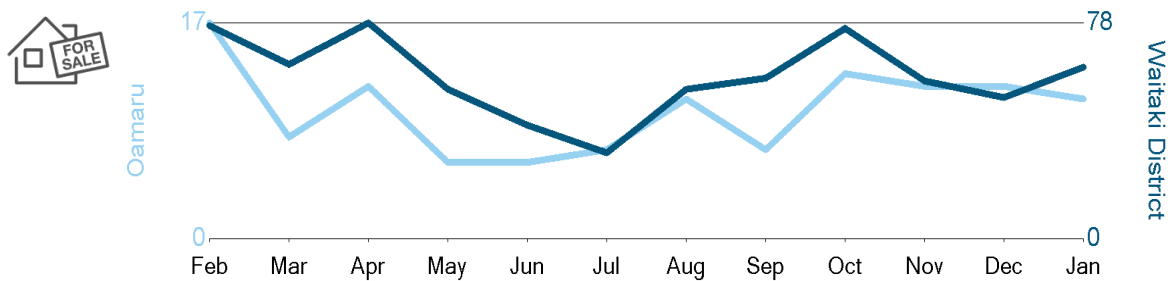


Median Sale Price in Oamaru and Waitaki District



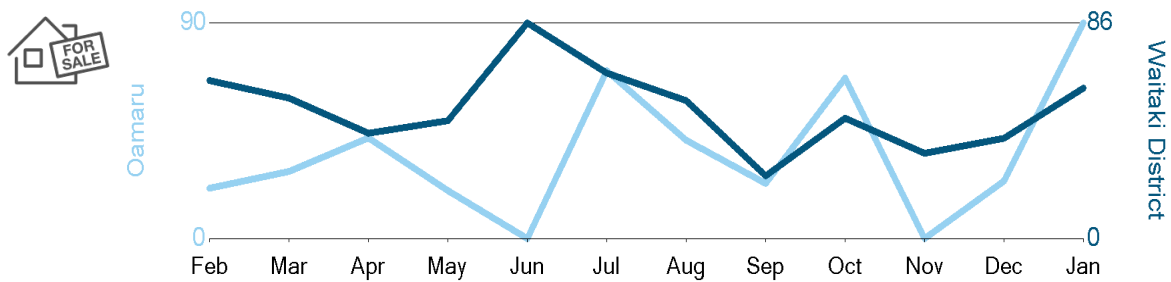
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Oamaru and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

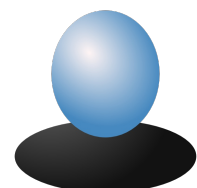
Median Days to Sell in Oamaru and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.



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Census Data for Oamaru

AGE BROAD LEVELS



Age	Oamaru
0-14	16%
15-29	14%
30-49	22%
50-64	20%
65+	29%

FAMILY TYPE



Family Type	Oamaru
Couple	29%
Couple (with kids)	18%
Single (with kids)	8%
Single resident	37%
Other	8%

OWNERSHIP



Ownership	Oamaru
Own or Partly Own	50%
Held in a Family Trust	9%
Do not own and do not hold in a family trust	37%
Not elsewhere included*	5%

NUMBER OF BEDROOMS



Bedrooms	Oamaru
One bedroom	8%
Two bedrooms	18%
Three bedrooms	54%
Four bedrooms	17%
Five or more bedrooms	3%
Total dwellings stated	633

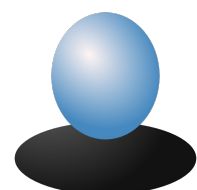
* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2023 Census of Population and Dwellings.

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TITLE DETAILS

Information last updated as at 08 Mar 2026



RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **OTA1/1095**
Land Registration District **Otago**
Date Issued 01 March 1963

Prior References

[OT436/95](#)

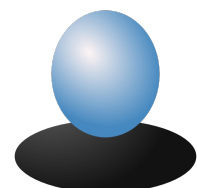
Type Fee Simple
Area 862 square metres more or less
Legal Description Lot 1 Deposited Plan 9710

Registered Owners

Paul Robert McGeown and Sylvia McGeown

[6970584.2](#) Mortgage to (now) Westpac New Zealand Limited - 11.8.2006 at 12:38 pm

The information provided on these Title Details form a guideline only. As a result, Custom Software Limited, cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report. Custom Software Limited will not be liable for any claims in relation to the content of this report.



NEARBY SCHOOLS

School data from the Ministry of Education.

Advisory: School zones and other details are subject to change without notice. You should not rely on this information alone or as final and should always verify school zones with the relevant school directly.

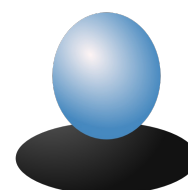
Disclaimer: Neither REINZ nor RVL provides any warranty, express or implied, as to the accuracy, completeness, or reliability of the school zoning information and accept no liability for any decisions made or actions taken based on this information, nor for any errors or omissions. See full disclaimers at the end of this report for more details.

Oamaru Intermediate			In Zone from 04/08/2021
Pembroke Street Oamaru Tel: 03-4370822	Co-Educational Intermediate State	Equity Index 474 314 students 1.8 km from subject property.	
Waitaki Girls' High School			Not Zoned
Trent Street Oamaru Tel: 03-4348429	Girls School Secondary (Year 9-15) State	Equity Index 479 409 students 166 m from subject property.	
Te Pakihi o Maru			Not Zoned
Torridge Street Oamaru Tel: 03-434 7512	Co-Educational Contributing State	Equity Index 506 133 students 309 m from subject property.	
St Joseph's School (Oamaru)			Not Zoned
36 Usk Street Oamaru Tel: 03-434 8856	Co-Educational Full Primary State : Integrated	Equity Index 437 138 students 417 m from subject property.	
Waitaki Boys' High School			Not Zoned
Waitaki Avenue Oamaru Tel: 03-4370529	Boys School Secondary (Year 9-15) State	Equity Index 480 433 students 2.2 km from subject property.	
St Kevins College (Oamaru)			Not Zoned
44A Taward Street Oamaru Tel: 03-4371665	Co-Educational Secondary (Year 9-15) State : Integrated	Equity Index 445 477 students 2.8 km from subject property.	
Totara School			Not Zoned
633 Fortification Road Alma Tel: 03-4345940	Co-Educational Full Primary State	Equity Index 444 20 students 6.8 km from subject property.	

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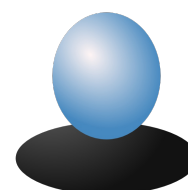


Kakanui School Fyfe Place Kakanui Tel: 03-4395837	Co-Educational Full Primary State	Equity Index 450 41 students 12.6 km from subject property.	Not Zoned
Maheno School Short Street Maheno Tel: 03-439 5707	Co-Educational Full Primary State	Equity Index 432 80 students 13.9 km from subject property.	Not Zoned
Five Forks School 1403 Kakanui Valley Road Waitaki Tel: 03-4324110	Co-Educational Full Primary State	Equity Index 438 63 students 16.4 km from subject property.	Not Zoned
Hampden School 41-47 Norwich Street Hampden Tel: 03-439 4603	Co-Educational Full Primary State	Equity Index 486 44 students 29.0 km from subject property.	Not Zoned
Duntroon School Campbell Street Duntroon Tel: 03-4312829	Co-Educational Full Primary State	Equity Index 423 105 students 34.3 km from subject property.	Not Zoned
Waimate High School Paul Street Waimate Tel: 03-6898920	Co-Educational Secondary (Year 7-15) State	Equity Index 480 293 students 39.5 km from subject property.	Not Zoned

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