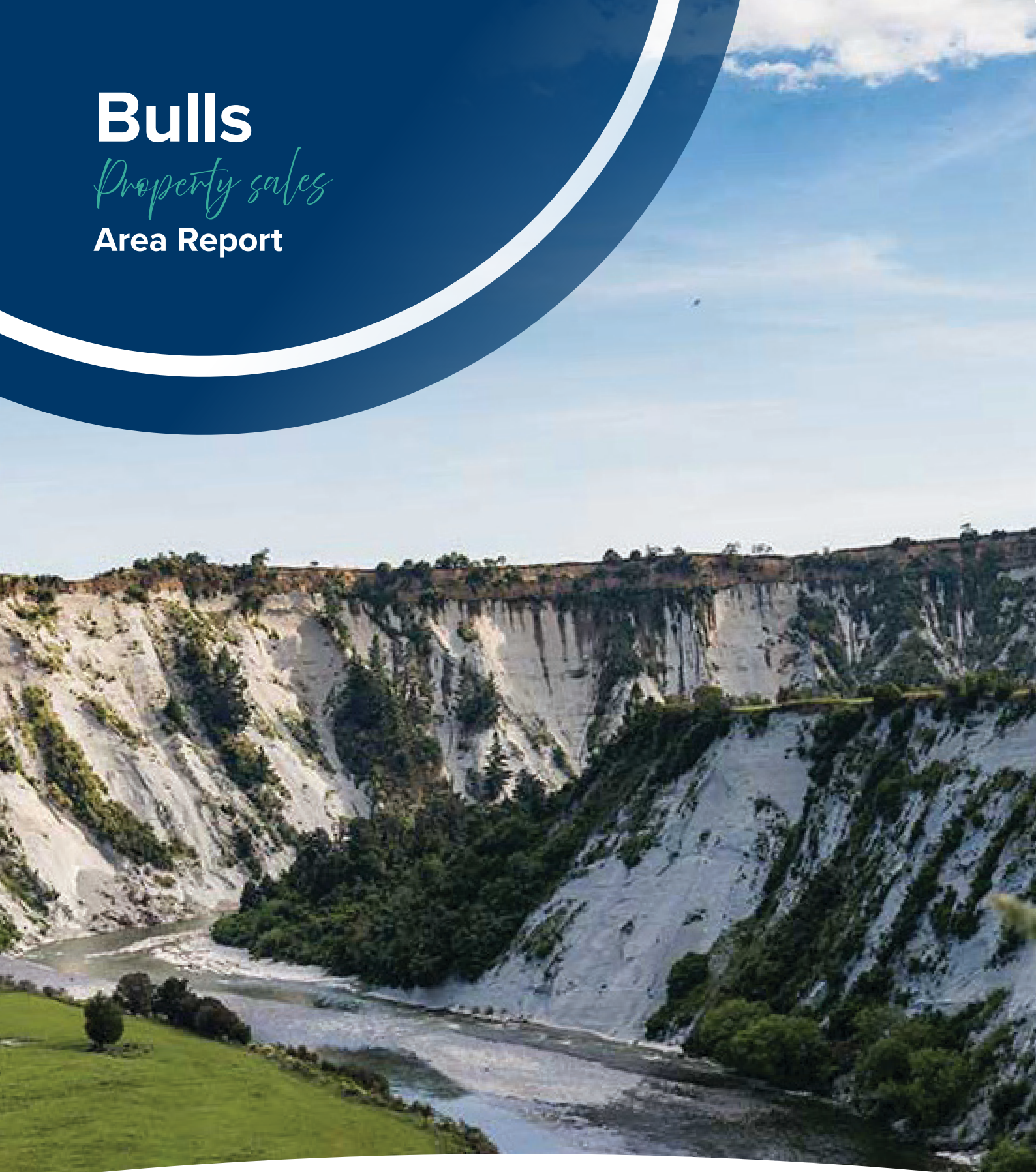


Bulls

Property sales

Area Report



watson
INTEGRITY

Welcome!

Welcome to our update on the Bulls area in the Rangitikei. We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

Bulls continues to be a popular area for buyers and there has been some fantastic sales results in the area recently. You'll see from our market snapshot that sale prices on average are down 9% over the last year and only down 2% in the last three years.

If you're interested in this area, or you'd just like more information on recent sales or market statistics then please give us a call, we're always happy to have a no-obligation chat about anything property related! Alternatively, pop into our office on Broadway Avenue for a chat.

If you are thinking of selling your current home then do give us a call for a free market appraisal to see how the value of your home stacks up, you might be pleasantly surprised!



Why work with us?

Integrity is not just a part of our name; it forms the foundation of every action we take. As a local family-owned and run company, we stand behind everything we do.

We provide competitive commission rates, an unwavering service guarantee, and a dedicated team committed to guiding you through every step of the process. You're in good company, with Watson Integrity.

WATSON INTEGRITY SOLD PROPERTIES:



STATISTICS BASED ON REINZ DATA FROM THE PREVIOUS 12 MONTHS AS OF 29 NOV 2024



Median Sale Price



Days to Sell



Property Sales

Sale Price Trends:



RECENT SOLD PROPERTIES IN BULLS:

Address	Property Features	Sold Date	Rateable Value	Sale Price
3 Edward Street	3 1	Nov-24	\$510,000	\$510,000
10 Mansell Crescent	3 1	Nov-24	\$530,000	\$540,000
31 Flower Street	3 1	Nov-24	\$365,000	\$400,000
18 Hammond Street	3 1	Oct-24	\$405,000	\$405,000
5 Wilson Street	4 2	Oct-24	\$660,000	\$620,000
19 A Gorton Street	3 2	Oct-24	\$540,000	\$507,500
44 Holland Crescent	3 1	Oct-24	\$425,000	\$450,000
3 Guthrie Court	3 2	Sep-24	\$710,000	\$721,000
12 Walker Crescent	4 2	Sep-24	\$495,000	\$550,000
28 Hammond Street	6 1	Sep-24	\$435,000	\$580,000
1 Edward Street	3 1	Jul-24	\$490,000	\$470,000
28 Hammond Street	6 1	Jul-24	\$435,000	\$580,000

YOU'RE IN **GOOD COMPANY**



Bulls

Area Report

Location

Bulls is a small town near Palmerston North on the west coast of the North Island of New Zealand. It is in a fertile farming area in the Rangitikei District at the junction of State Highways 1 and 3 about 160 kilometres north of Wellington. According to a June 2022 Statistics New Zealand estimate, Bulls has a population of 2,190 inhabitants.

The town is named after James Bull, who founded the town and owned the first general store there. The town was originally called Bull Town, but this was changed to Clifton and then renamed back to Bulls at the urging of Sir William Fox.

Points of Interest

- RNZAF Base Ohakea
- Rangitikei Racing Club
- Bulls Museum
- Bulls Community Centre

Schools

- Bulls School
- Clifton School

Parks and Reserves

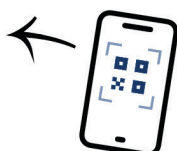
- Bulls Domain
- Racecourse



WIN | One of 10 MASSIVE Christmas Hams!

The Watson Integrity family are spreading the Christmas cheer and giving away 10 MASSIVE Christmas hams to local families across all our branches! Nominate someone you'd like to surprise this Christmas and you and the person you nominate will go into the draw to win a Christmas ham worth \$150.

TO ENTER: Scan the QR Code or go directly to the online form at watsonrealestate.nz/christmas



Entries close on Thursday 12th December 2024 and winners will be notified by phone.