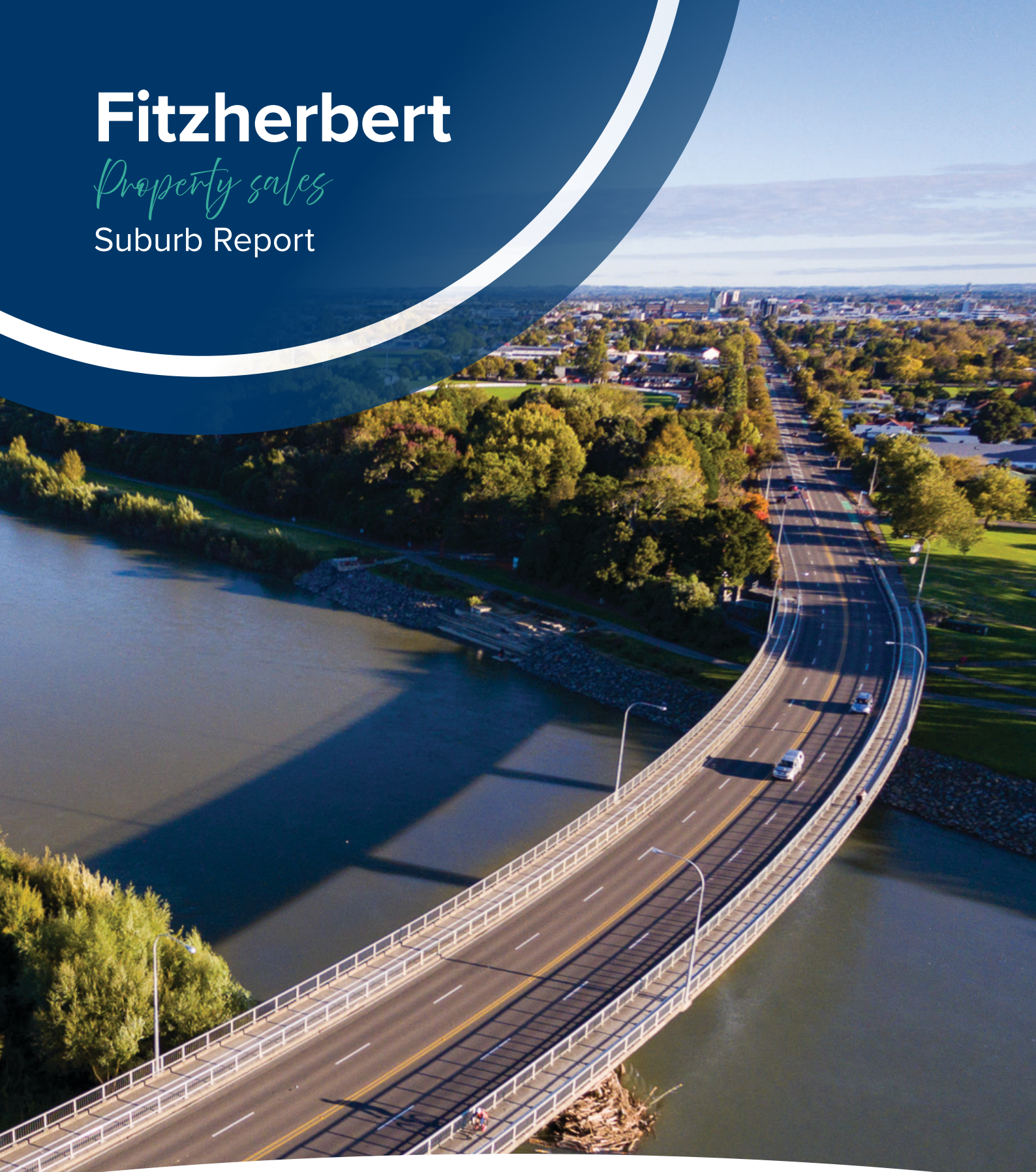


Fitzherbert

Property sales

Suburb Report



watson
INTEGRITY

Welcome!

Welcome to our update on the Fitzherbert suburb in Palmerston North! We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

Fitzherbert 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 up 3% over last year and only down 3% 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:



Over The Last Year



Over The Last 3 Years

RECENT SOLD PROPERTIES IN FITZHERBERT:

Address	Property Features	Sold Date	Rateable Value	Sale Price
4 Lourie Way	4 2	Nov-24	\$965,000	\$865,000
14 Monaco Grove	4 2	Nov-24	\$1,145,000	\$1,010,000
23 Cashmere Drive	4 2	Nov-24	\$1,155,000	\$938,000
3 Varsity Heights	4 2	Oct-24	\$1,030,000	\$926,000
48 Sardinia Grove	4 2	Oct-24	\$1,145,000	\$970,000
21 The Strand	4 3	Oct-24	\$2,500,000	\$2,100,000
195 Pacific Drive	4 2	Oct-24	\$1,000,000	\$898,800
45 Waicola Drive	5 2	Oct-24	\$1,310,000	\$1,030,000
23 Woodgate Court	3 2	Oct-24	\$870,000	\$782,000
125 Atawhai Road	4 2	Oct-24	\$1,310,000	\$1,220,000
22 Cyprus Place	3 2	Sep-24	\$1,030,000	\$935,000
11 Silkwood Place	4 2	Sep-24	\$940,000	\$850,000

YOU'RE IN **GOOD COMPANY**



Fitzherbert

Suburb Report

Location

Fitzherbert is located on the other side of the Manawatu River from the city centre, connected by the Fitzherbert bridge. The Massey University Manawatu Campus lies west of Fitzherbert. The Food HQ was established north of the Massey Campus and includes Plant and Food Research, Fonterra and Massey University research facilities.

Points of Interest

- Plenty of accommodation
- Massey University
- Summerhill Reserve
- Stairway of Tane

Schools

- Massey University
- PNGHS
- One Schools Global Palmerston North Campus

Parks and Reserves

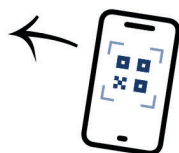
- Anzac Park
- The Victoria Esplanade
- Fitzherbert Park
- Te Arapiki a Tane aka The Steps of Lindos
- Manawatu Riverside Park
- Hardie Street Reserve
- Titoki Reserve
- Summerhill Reserve



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.