

### 350 Riverlaw Terrace, Saint Martins, Christchurch 8022



Confidence                    HIGH  
Estimate date                8 Feb 2026

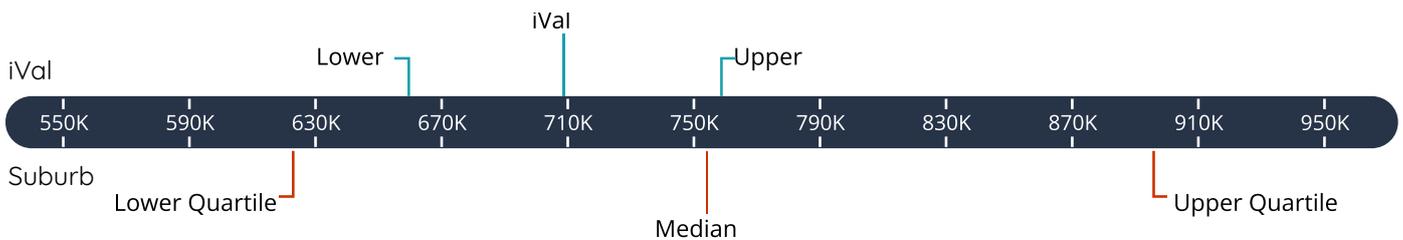
#### Property details

Valocity ID	NZ01113881
Legal Description	LOT 19 DP 15039
Local Authority	Christchurch
Land Zone	Residential
Land Use	Residential: Single Unit (other Than Bach)

#### Property features

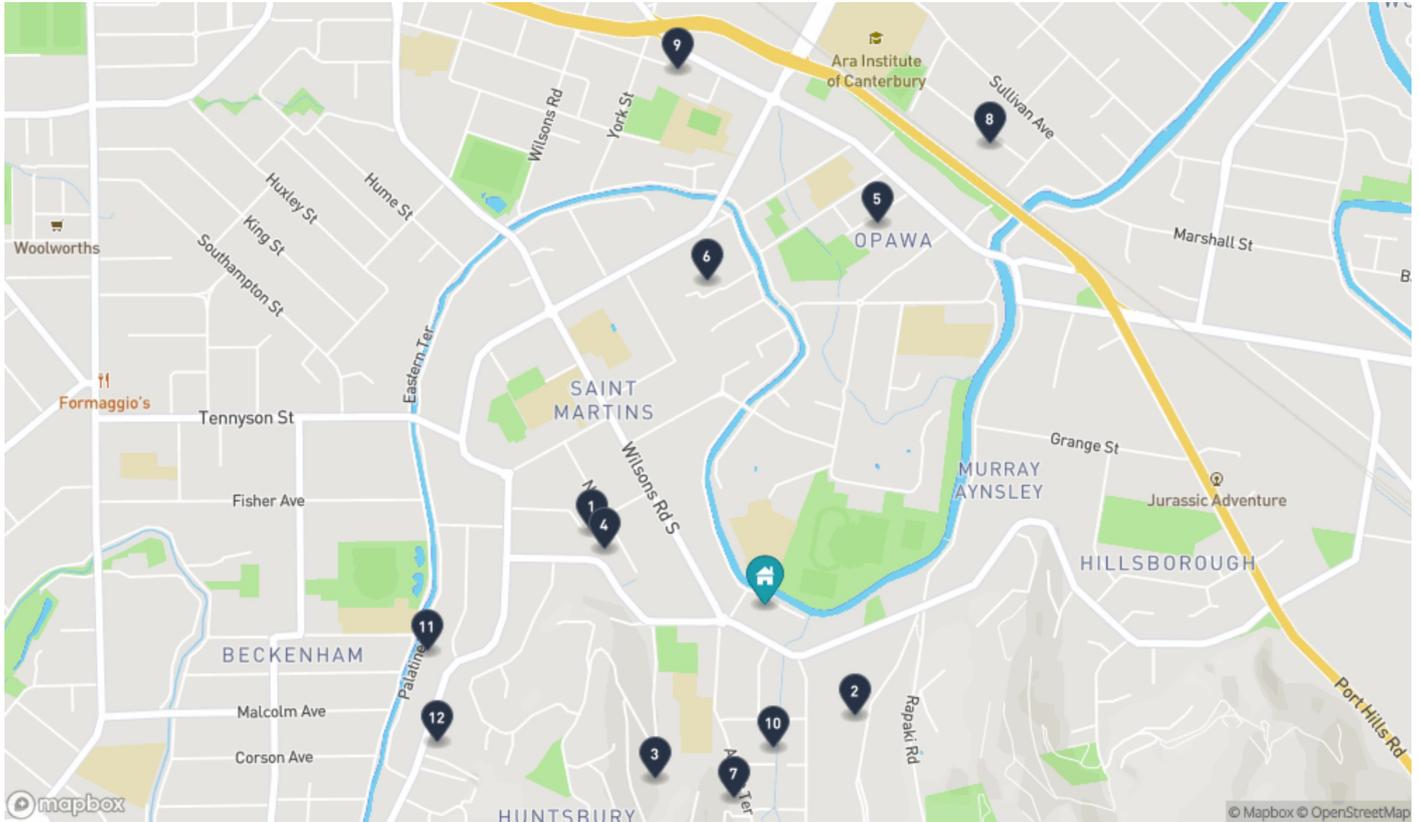
Bedrooms	4
Bathrooms	2
Car Spaces	1
Land Area	627 m <sup>2</sup>
Floor Area	92 m <sup>2</sup>
Year Built	1940

#### Suburb Comparison - Saint Martins, Christchurch 8022



350 Riverlaw Terrace, Saint Martins, Christchurch 8022

Comparable properties sold



1 34 Koromiko Street, Saint Martins, Christchurch 8022



Sale Price **\$700,000**  
 Distance 0.5 km  
 Year Built 1920  
 Land Area 594 m<sup>2</sup>  
 Floor Area 107 m<sup>2</sup>

Settlement Date -  
 Residential: Single Unit (Other Than Bach)  
 4  
 1  
 4

2 44 Vernon Terrace, Hillsborough, Christchurch 8022



Sale Price **\$652,000**  
 Distance 0.4 km  
 Year Built 1920  
 Land Area 940 m<sup>2</sup>  
 Floor Area 184 m<sup>2</sup>

Settlement Date -  
 Residential: Single Unit (Other Than Bach)  
 4  
 1  
 2

350 Riverlaw Terrace, Saint Martins, Christchurch 8022

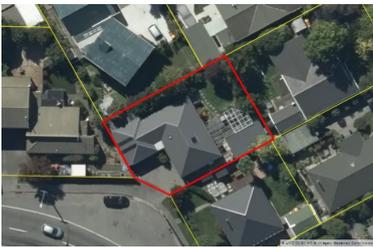
3 17 Aotea Terrace, Huntsbury, Christchurch 8022



**Sale Price \$673,000**  
 Distance 0.6 km  
 Year Built 1980  
 Land Area 1165 m<sup>2</sup>  
 Floor Area 244 m<sup>2</sup>

**Settlement Date -**  
 Residential: Single Unit (Other Than Bach)  
 4  
 3  
 2

4 195 Centaurus Road, Saint Martins, Christchurch 8022



**Sale Price \$700,000**  
 Distance 0.5 km  
 Year Built -  
 Land Area 463 m<sup>2</sup>  
 Floor Area 100 m<sup>2</sup>

**Settlement Date -**  
 Residential: Single Unit (Other Than Bach)  
 3  
 2  
 2

5 17 Reeves Road, Opawa, Christchurch 8023



**Sale Price \$770,000**  
 Distance 1.1 km  
 Year Built 1910  
 Land Area 608 m<sup>2</sup>  
 Floor Area 149 m<sup>2</sup>

**Settlement Date -**  
 Residential: Single Unit (Other Than Bach)  
 4  
 1  
 2

6 14 Claxton Place, Saint Martins, Christchurch 8022



**Sale Price \$740,000**  
 Distance 0.9 km  
 Year Built 1950  
 Land Area -  
 Floor Area 109 m<sup>2</sup>

**Settlement Date -**  
 Residential: Single Unit (Other Than Bach)  
 3  
 1  
 1

7 46 Albert Terrace, Saint Martins, Christchurch 8022



**Sale Price \$729,000**  
 Distance 0.5 km  
 Year Built -  
 Land Area 607 m<sup>2</sup>  
 Floor Area 78 m<sup>2</sup>

**Settlement Date -**  
 Residential: Single Unit (Other Than Bach)  
 3  
 1  
 0

350 Riverlaw Terrace, Saint Martins, Christchurch 8022

8 40 Tabart Street, Woolston, Christchurch 8023



Sale Price **\$751,000**

Distance 1.4 km

Year Built 1940

Land Area 581 m<sup>2</sup>

Floor Area 105 m<sup>2</sup>

Settlement Date -

Residential: Single Unit (Other Than Bach)  
 4  
 3  
 2

9 44 Opawa Road, Waltham, Christchurch 8023



Sale Price **\$770,000**

Distance 1.5 km

Year Built 1910

Land Area 857 m<sup>2</sup>

Floor Area 176 m<sup>2</sup>

Settlement Date -

Residential: Single Unit (Other Than Bach)  
 4  
 1  
 2

10 7 Leonard Place, Saint Martins, Christchurch 8022



Sale Price **\$745,000**

Distance 0.4 km

Year Built 2010

Land Area -

Floor Area 120 m<sup>2</sup>

Settlement Date -

Residential: Single Unit (Other Than Bach)  
 3  
 1  
 2

11 42 Palatine Terrace, Saint Martins, Christchurch 8022



Sale Price **\$700,000**

Distance 0.9 km

Year Built 1970

Land Area 542 m<sup>2</sup>

Floor Area 106 m<sup>2</sup>

Settlement Date -

Residential: Single Unit (Other Than Bach)  
 3  
 1  
 2

12 2/118 Centaurus Road, Huntsbury, Christchurch 8022



Sale Price **\$710,000**

Distance 0.9 km

Year Built 1990

Land Area -

Floor Area 180 m<sup>2</sup>

Settlement Date -

Residential: Single Unit (Other Than Bach)  
 3  
 2  
 2

## Disclaimer

The property information contained within the iVal Report is not intended or designed to replace a Full Market Valuation. The estimated value of the iVal Report is the result of an analysis of comparable property data collated by Valocity Ltd and is based on the property being freehold. Valocity Ltd will use all reasonable endeavours to ensure that the property statistics contained within the report are substantially complete and free of errors or defects, but acknowledge that from time to time, errors may occur. Any map showing property boundaries is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace a Certificate of Title or Land Survey information. While Valocity Ltd has used reasonable endeavours to ensure the availability, accuracy and completeness of the information contained in the map, this is not guaranteed by Valocity Ltd. Where a Forecast Standard Deviation (FSD) is provided, this represents a statistical measure of the projected accuracy of the estimate. The FSD displays in a range generally between 0-25%, with a lower FSD denoting a higher projected accuracy. The majority of estimates fall within the 10% - 15% FSD range.

If any Risk Flags are identified on the subject property it is recommended that you obtain further information relevant to the Risk Flag identified. Please note that if Potential Weather tightness is listed, this indicates potential weather tightness due to construction between 1994 and 2004 and construction using Roughcast or Malthoid.