



# Dairy Flat News

MAY 2024

New Zealand

**Sotheby's**  
INTERNATIONAL REALTY

# Hello!

Hope all of you have been handling the change in weather well. This time round in the newsletter I'll be speaking about three focuses surrounding Dairy Flat - Notice of Requirements, Market Supply, Development Interest we are aware of.

Notice of Requirement, for all those that suffer from the impact of NoR on their property it is worth having a conversation with us to discuss your options given the negative impact this seems to currently hold. I currently have a few owners who we are helping navigate through this process to a promising opportunity. If you are or close to Retirement Age or believe you are suffering Hardship based on the NoR's position then you in particular is who we would love to speak with, there are opportunities at your disposal you may not be aware of.

Market Supply is crushing us in Dairy Flat, at the peak around early May we had 86 listings online on TradeMe alone. As I write this today we are at 77. Better but not great, a lot of these came on around February - standard Summer Surge however, far more than usual. As if everyone who had waited the last year came on all at the same time. Unfortunately, with the soft market we face a lot of people have sat idle while listings trickled upwards and a lack of sales on the board which we can see in the stats we provide weekly to our Vendors, Monthly to our database and Bi-Monthly to our readers here. Now good news, Winter is quiet for new listings and as some sales hopefully hit the board before Spring we should get to a more reasonable level of property available. Additionally, Dairy Flat properties offer significant differences and there are buyers still out there willing to take action in the right circumstances. The more unique the better.

Development Interest, we have had some big developers come in recently back to Future Urban, one of our properties is under contract with one of these parties. We have as some of you are aware through personal correspondence another large development buyer approaching large parcels or groups. Along with this one of my buying contacts has just sold their property to a designating authority for a very good level. All hopefully signs of things brewing.

We hope this information is helpful and wish you all the best over these colder months, for more details on anything mentioned above, feel free to give us a call.

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# Featured Listings

## 410 Bawden Road, Dairy Flat

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[nzsothebysrealty.com/NLA00196](https://nzsothebysrealty.com/NLA00196)

4 bed | 3 bath

Floor: 387 sqm      Land: 2.31 ha



## 220 Postman Road, Dairy Flat

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[nzsothebysrealty.com/NLA00197](https://nzsothebysrealty.com/NLA00197)

7 bed | 3 bath

Floor: 250 sqm      Land: 2.29 ha



## 853B Dairy Flat Hwy, Dairy Flat

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[nzsothebysrealty.com/NLA00376](https://nzsothebysrealty.com/NLA00376)

3 bed | 2 bath

Land: 2.17 ha      Floor: 209 sqm



## 40 O'Brien Road, Coatesville

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[nzsothebysrealty.com/NLA00203](https://nzsothebysrealty.com/NLA00203)

5 bed | 3 bath

Land: 1.25 ha      Floor: 160 sqm



## 337 Postman Road, Dairy Flat

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[nzsothebysrealty.com/NLA00410](https://nzsothebysrealty.com/NLA00410)

8 bed | 3.5 bath

Land: 4.07 ha      Floor: 156 sqm





# Future Urban Market Breakdown

2024

## SALES BREAKDOWN

ADDRESS	SALE PRICE	VALUATION	SALE DATE	DAYS TO SELL	LAND	FLOOR
58 Wilson Road, Dairy Flat	\$2,000,000	\$2,250,000	30 Apr 2024	65	1.27 ha	210 sqm
327 Postman Road, Dairy Flat	\$2,360,000	\$2,425,000	10 May 2024	279	2.06 ha	140 sqm

**\$4.36M**

**2**

**\$2.36M**

**\$2.18M**

**-6.9%**

**172**

Total Sales Volume

Sales

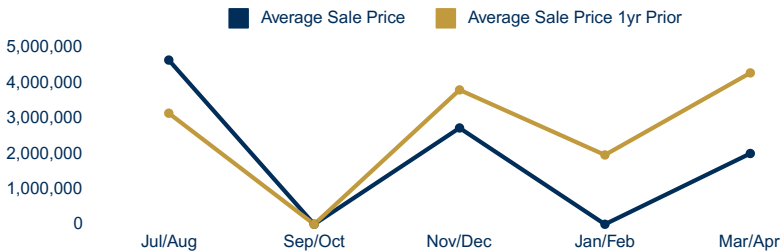
Highest sale price

Average sale price

Average sale price over  
Average valuation (CV)

Average Days to Sell

## MONTHLY TREND

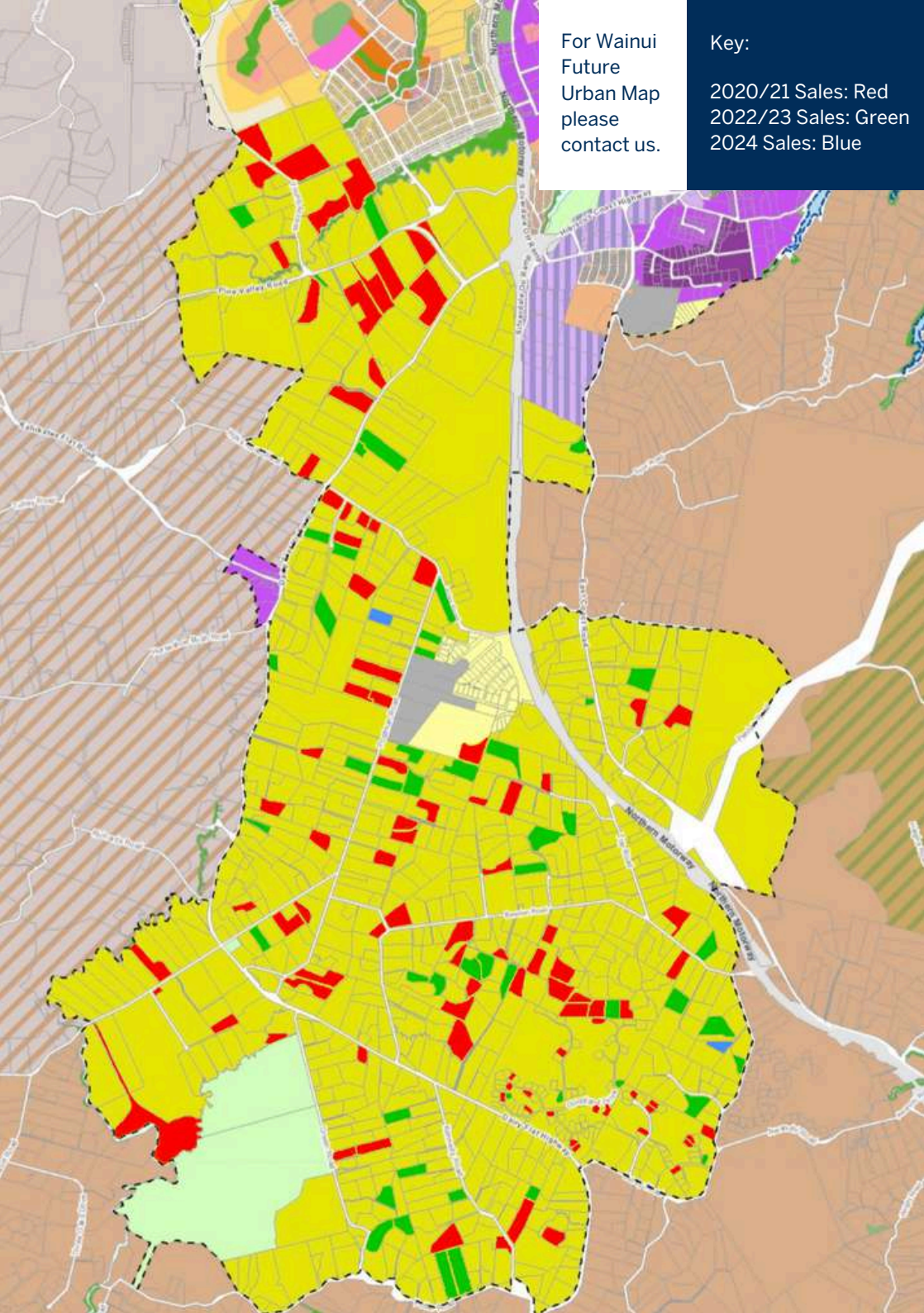


The Real Estate Institute of New Zealand (REINZ) says that April 2024 data shows sales activity lifting in almost all regions of NZ compared to stormaffected April 2023, and year-on-year pricing edging up, continuing a trend seen in recent months.

For Wainui  
Future  
Urban Map  
please  
contact us.

Key:

2020/21 Sales: Red  
2022/23 Sales: Green  
2024 Sales: Blue



# Extraordinary Property of the Month



## 240 Three Oaks Drive, Dairy Flat

[nzsothebysrealty.com/NLA00431](https://nzsothebysrealty.com/NLA00431)

5 bed | 2 bath

Floor: 302 sq m | 10.96 ha

Welcome to a serene family retreat nestled on 27 acres of your own primarily picturesque land with contributions of primarily self-maintaining bush and an ideal amount of open space perfect for horse fanatics, animals, those looking to extend their living options and build a minor dwelling or individuals that simply value true privacy and space without the hassle.





# Recently SOLD



68 Tender Road, Dairy Flat



107 Deep Creek Road, Torbay

## Hot Buyers of the Month

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Buyer 1: Looking for a property in the Dairy Flat Future Urban Zone of 1ha plus with a home. Budget of \$2.5M.

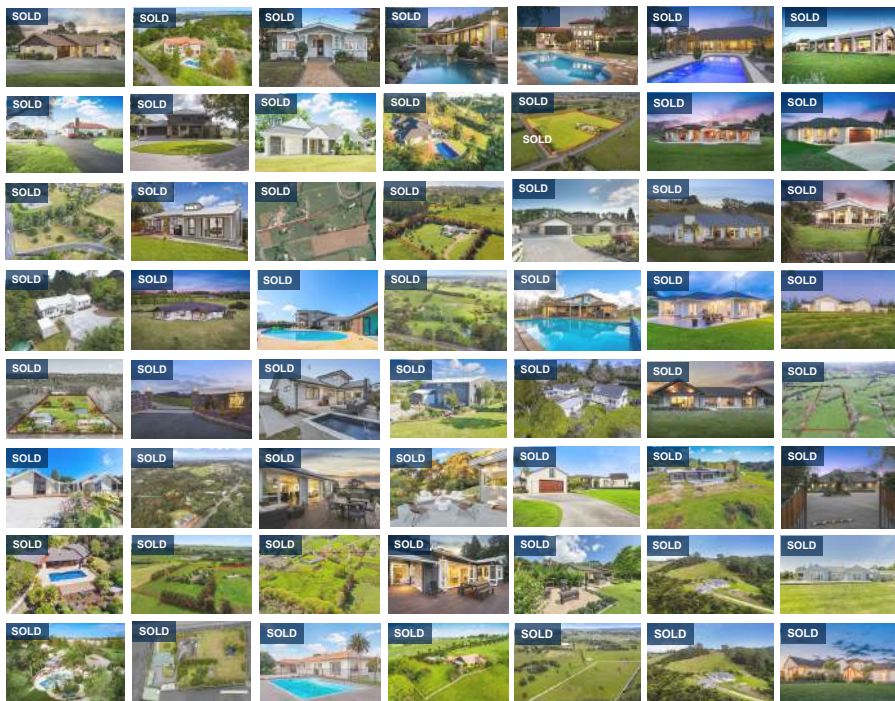
Buyer 2: Looking for a property in the Dairy Flat Future Urban Zone of 1ha plus of flat land with a shed or space for one, reasonable home, trees and privacy. Budget of \$2.5M.

Buyer 3: Looking for a large scale, 5ha plus property in the Dairy Flat Future Urban Zone.

Buyer 4: Looking for a property in the Future Urban Industrial Zone with a home. Budget \$2.5M.

If your property fits any of these requirements and you would be open to a quick discussion with us surrounding this, please get in contact! This can be done in person or over the phone if preferred.

# Previously Sold



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