

Comparable Sales

RayWhite

Prepared for:

Subject property: 9 Victory Road, Laingholm, Auckland

Prepared on: 26 January 2021

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 | \$650,000 to \$845,000 | Median | \$785,000 | Mean | \$770,685 | The median of the properties listed below sold 8.02% above the current C.V. |
| C.V | \$590,000 to \$840,000 | Median | \$725,000 | Mean | \$717,500 | |

18 Tanekaha Road, Titirangi, Auckland

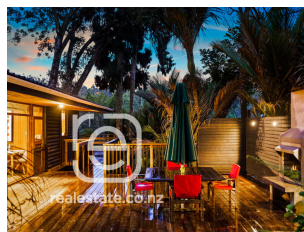
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|----------------------|-----------------------|---------------------|----------------------|
| Last Sold | \$820,000 - 22 Jan 21 | Land Area | 1,915 m ² |
| Capital Value | \$730,000 - 01 Jul 17 | Floor Area | 145 m ² |
| Land Value | \$440,000 - 01 Jul 17 | Roof | Tile Profile |
| Improvements | \$290,000 | Walls | Mixed Material |
| Land Use | Residence | Building Age | Mixed/Remod |

24 Mahoe Road, Titirangi, Auckland

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|----------------------|-----------------------|---------------------|--------------------------|
| Last Sold | \$805,000 - 16 Dec 20 | Land Area | 1,138 m ² |
| Capital Value | \$590,000 - 01 Jul 17 | Floor Area | 70 m ² |
| Land Value | \$410,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$180,000 | Walls | Wood (incl Weatherboard) |
| Land Use | Residence | Building Age | 1970-1979 |

680 South Titirangi Road, Titirangi, Auckland

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|----------------------|-----------------------|---------------------|--------------------|
| Last Sold | \$731,000 - 10 Dec 20 | Land Area | 835 m ² |
| Capital Value | \$600,000 - 01 Jul 17 | Floor Area | 80 m ² |
| Land Value | \$430,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$170,000 | Walls | Mixed Material |
| Land Use | Residence | Building Age | 1950-1959 |

137 Laingholm Drive, Laingholm, Auckland

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|----------------------|-----------------------|---------------------|--------------------|
| Last Sold | \$650,000 - 12 Nov 20 | Land Area | 835 m ² |
| Capital Value | \$830,000 - 01 Jul 17 | Floor Area | 120 m ² |
| Land Value | \$310,000 - 01 Jul 17 | Roof | Steel/G-Iron |
| Improvements | \$520,000 | Walls | Fibre Cement |
| Land Use | Residence | Building Age | 1960-1969 |

NOTE: DID NOT HAVE CCC.

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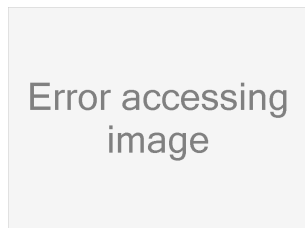
Prepared for:

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641 Huia Road, Parau, Auckland

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|---------------|-----------------------|
| Last Sold | \$750,000 - 19 Oct 20 |
| Capital Value | \$770,000 - 01 Jul 17 |
| Land Value | \$290,000 - 01 Jul 17 |
| Improvements | \$480,000 |
| Land Use | Residence |

| | |
|--------------|----------------------|
| Land Area | 1,022 m ² |
| Floor Area | 90 m ² |
| Roof | Steel/G-Iron |
| Walls | Fibre Cement |
| Building Age | Mixed/Remod |

794 South Titirangi Road, Titirangi, Auckland

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| | |
|---------------|-----------------------|
| Last Sold | \$807,000 - 19 Oct 20 |
| Capital Value | \$680,000 - 01 Jul 17 |
| Land Value | \$430,000 - 01 Jul 17 |
| Improvements | \$250,000 |
| Land Use | Residence |

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|--------------|--------------------------|
| Land Area | 1,012 m ² |
| Floor Area | 80 m ² |
| Roof | Steel/G-Iron |
| Walls | Wood (incl Weatherboard) |
| Building Age | 1930-1939 |

83 Warner Park Avenue, Laingholm, Auckland

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|---------------|-----------------------|
| Last Sold | \$745,000 - 11 Oct 20 |
| Capital Value | \$720,000 - 01 Jul 17 |
| Land Value | \$310,000 - 01 Jul 17 |
| Improvements | \$410,000 |
| Land Use | Residential |
| Land Area | 1,123 m ² |

| | |
|--------------|-----------------------------------|
| Floor Area | 120 m ² |
| Roof | Mixed Material |
| Walls | Mixed Material |
| Building Age | Prior to 1920 - exact age unknown |

21 Ngaio Road, Titirangi, Auckland

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|---------------|-----------------------|
| Last Sold | \$801,600 - 02 Sep 20 |
| Capital Value | \$745,000 - 01 Jul 17 |
| Land Value | \$350,000 - 01 Jul 17 |
| Improvements | \$395,000 |
| Land Use | Residence |

| | |
|--------------|----------------------|
| Land Area | 1,123 m ² |
| Floor Area | 150 m ² |
| Roof | Tile Profile |
| Walls | Mixed Material |
| Building Age | Mixed/Remod |

148 Laingholm Drive, Laingholm, Auckland

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| | |
|---------------|-----------------------|
| Last Sold | \$845,000 - 20 Aug 20 |
| Capital Value | \$840,000 - 01 Jul 17 |
| Land Value | \$310,000 - 01 Jul 17 |
| Improvements | \$530,000 |
| Land Use | Residence |
| Land Area | 1,315 m ² |

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|--------------|-----------------------------------|
| Floor Area | 200 m ² |
| Roof | Tile Profile |
| Walls | Fibre Cement |
| Building Age | Prior to 1920 - exact age unknown |

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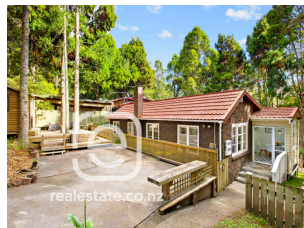
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3 Minnehaha Avenue, Titirangi, Auckland

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Last Sold \$730,000 - 17 Aug 20
Capital Value \$635,000 - 01 Jul 17
Land Value \$345,000 - 01 Jul 17
Improvements \$290,000
Land Use Residence
Land Area 1,416 m²

Floor Area 80 m²
Roof Tile Profile
Walls Fibre Cement
Building Age Prior to 1920 - exact age unknown

328 Huia Road, Titirangi, Auckland

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Last Sold \$830,000 - 10 Aug 20
Capital Value \$755,000 - 01 Jul 17
Land Value \$350,000 - 01 Jul 17
Improvements \$405,000
Land Use Residence

Land Area 2,453 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1980-1989

85 Tanekaha Road, Titirangi, Auckland

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Last Sold \$705,000 - 02 Aug 20
Capital Value \$690,000 - 01 Jul 17
Land Value \$490,000 - 01 Jul 17
Improvements \$200,000
Land Use Residential
Land Area 1,472 m²

Floor Area 90 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age Prior to 1920 - exact age unknown

200 Scenic Drive, Titirangi, Auckland

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Last Sold \$770,000 - 30 Jul 20
Capital Value \$710,000 - 01 Jul 17
Land Value \$465,000 - 01 Jul 17
Improvements \$245,000
Land Use Residence

Land Area 2,036 m²
Floor Area 95 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

64 Wirihana Road, Titirangi, Auckland

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Last Sold \$800,000 - 28 Jul 20
Capital Value \$750,000 - 01 Jul 17
Land Value \$610,000 - 01 Jul 17
Improvements \$140,000
Land Use Residential

Land Area 902 m²
Floor Area 80 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979