

What is 52 Kauri Point Road Worth to You?

Method of Sale:

An AUCTION has been chosen by our vendors as their method of choice. I know for buyers that choosing a method without a price can pose challenges, similar to price by negotiation these methods allow the current market to determine the final sale price. To help you with deciding what 52 Kauri Point Road, Laingholm is worth to you, we have included recent sales from the area.

Our Property Owner:

The Owners are genuinely motivated to sell their property and move on to the next stage in their property journey. Your feedback in what YOU would pay for their property is valuable as it will help them to determine what their property is worth. A property is worth what someone will pay for it.

Determining Value:

Deciding what you would pay to make this home yours is largely subjective and doesn't lead to a right or wrong answer. It is determined by a number of factors and will change for each person viewing it. Things such as finance, first impressions, value for money, personal circumstances, other properties you have seen, lost out on or made offers on will all help you to determine the price you would be willing to pay to own this home.

Comparable Sales:

Here are the recent sales which will help in your research. We are very happy to keep in touch with you once a property has sold with the sale price or to chat to you about recent sales in the area if you would like more information. Obviously, as each buyer is different and each property is different so often value is more determined by what the property is worth to a specific buyer.

Additional information:

You can download the documentation for this property from www.proagent.co.nz.

All the best with your research.

Comparable Sales

RayWhite

Prepared for: Interested buyers

Subject property: 52 Kauri Point Road, Laingholm, Auckland

Prepared on: 15 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	\$1,001,000 to \$2,055,000	Median	\$1,235,000	Mean	\$1,344,717	The median of the properties listed below sold 29.77% above the current C.V.
C.V	\$755,000 to \$1,575,000	Median	\$1,025,000	Mean	\$1,076,086	

55 Warner Park Avenue, Laingholm, Auckland

3 🚗 2 🚗 2 🚗



Last Sold	\$1,050,000 - 22 Dec 20	Land Area	1,199 m ²
Capital Value	\$920,000 - 01 Jul 17	Floor Area	210 m ²
Land Value	\$310,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$610,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

35 Landing Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold	\$1,251,000 - 21 Dec 20	Land Area	5,155 m ²
Capital Value	\$1,090,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$670,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$420,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

366C Huia Road, Titirangi, Auckland

4 🚗 2 🚗 1 🚗



Last Sold	\$1,210,000 - 20 Dec 20	Land Area	5,145 m ²
Capital Value	\$1,175,000 - 01 Jul 17	Floor Area	221 m ²
Land Value	\$580,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$595,000	Walls	Mixed Material
Land Use	Residence	Building Age	2000-2009

9 Arapito Road, Titirangi, Auckland

5 🚗 2 🚗 2 🚗



Last Sold	\$2,055,000 - 18 Dec 20	Land Area	2,274 m ²
Capital Value	\$1,575,000 - 01 Jul 17	Floor Area	268 m ²
Land Value	\$540,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$1,035,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for: Interested buyers

Subject property: 52 Kauri Point Road, Laingholm, Auckland

Prepared on: 15 January 2021

43 McEldowney Road, Titirangi, Auckland

4 🚗 2 🚗 4 🚗



Last Sold	\$1,615,000 - 12 Dec 20	Land Area	5,207 m ²
Capital Value	\$1,360,000 - 01 Jul 17	Floor Area	250 m ²
Land Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$710,000	Walls	Mixed Material
Land Use	Residence	Building Age	Unknown

34 Grendon Road, Titirangi, Auckland

3 🚗 2 🚗 4 🚗



Last Sold	\$1,250,000 - 11 Dec 20	Land Area	1,920 m ²
Capital Value	\$920,000 - 01 Jul 17	Floor Area	170 m ²
Land Value	\$500,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$420,000	Walls	Mixed Material
Land Use	Residence	Building Age	1960-1969

15 Sylvan Valley Avenue, Titirangi, Auckland

3 🚗 1 🚗



Last Sold	\$1,105,000 - 08 Dec 20	Land Area	1,320 m ²
Capital Value	\$810,000 - 01 Jul 17	Floor Area	122 m ²
Land Value	\$330,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$480,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

14 North Way, Titirangi, Auckland

3 🚗 2 🚗 1 🚗



Last Sold	\$1,480,000 - 08 Dec 20	Land Area	6,560 m ²
Capital Value	\$1,025,000 - 01 Jul 17	Floor Area	170 m ²
Land Value	\$470,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$555,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

75 Minnehaha Avenue, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold	\$2,000,000 - 08 Dec 20	Land Area	1,998 m ²
Capital Value	\$1,295,000 - 01 Jul 17	Floor Area	318 m ²
Land Value	\$510,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$785,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

Comparable Sales

RayWhite

Prepared for: Interested buyers

Subject property: 52 Kauri Point Road, Laingholm, Auckland

Prepared on: 15 January 2021

1 Grovelands Way, Titirangi, Auckland

3 🚗 1 🚻 4 🚿



Last Sold \$1,200,000 - 28 Nov 20
Capital Value \$880,000 - 01 Jul 17
Land Value \$440,000 - 01 Jul 17
Improvements \$440,000
Land Use Residence

Land Area 1,158 m²
Floor Area 140 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age Mixed/Remod

231B Huia Road, Titirangi, Auckland

4 🚗 3 🚻 2 🚿



Last Sold \$1,770,000 - 28 Nov 20
Capital Value \$1,300,000 - 01 Jul 17
Land Value \$600,000 - 01 Jul 17
Improvements \$700,000
Land Use Lifestyle Blocks Farmlet

Land Area 1.0674 ha
Floor Area 288 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Unknown

38 Mahoe Road, Titirangi, Auckland

4 🚗 2 🚻 1 🚿



Last Sold \$1,225,000 - 27 Nov 20
Capital Value \$950,000 - 01 Jul 17
Land Value \$380,000 - 01 Jul 17
Improvements \$570,000
Land Use Residence

Land Area 1,201 m²
Floor Area 205 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

100 Huia Road, Titirangi, Auckland

4 🚗 2 🚻 2 🚿



Last Sold \$1,122,500 - 20 Nov 20
Capital Value \$865,000 - 01 Jul 17
Land Value \$490,000 - 01 Jul 17
Improvements \$375,000
Land Use Residence

Land Area 3,273 m²
Floor Area 157 m²
Roof Steel/G-Iron
Walls Mixed Material
Building Age 1960-1969

9 Tainui Road, Titirangi, Auckland

3 🚗 1 🚻



Last Sold \$1,213,000 - 17 Nov 20
Capital Value \$795,000 - 01 Jul 17
Land Value \$375,000 - 01 Jul 17
Improvements \$420,000
Land Use Residence
Land Area 1,029 m²

Floor Area 110 m²
Roof Tile Profile
Walls Brick
Building Age Prior to 1920 - exact age unknown

Comparable Sales



Prepared for: Interested buyers

Subject property: 52 Kauri Point Road, Laingholm, Auckland

Prepared on: 15 January 2021

472A Huia Road, Laingholm, Auckland

4 🚗



Last Sold	\$1,025,000 - 16 Nov 20	Land Area	926 m ²
Capital Value	\$980,000 - 01 Jul 17	Floor Area	220 m ²
Land Value	\$310,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$670,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

28 Arapito Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold	\$1,650,000 - 13 Nov 20	Land Area	1,351 m ²
Capital Value	\$1,455,000 - 01 Jul 17	Floor Area	231 m ²
Land Value	\$770,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$685,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009

18 Arama Avenue, Titirangi, Auckland

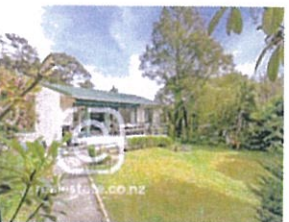
3 🚗 1 🚗 6 🚗



Last Sold	\$1,050,000 - 10 Nov 20	Land Area	1,988 m ²
Capital Value	\$755,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$105,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	Mixed/Remod

10 York Road, Titirangi, Auckland

3 🚗 1 🚗 1 🚗



Last Sold	\$1,001,000 - 09 Nov 20	Land Area	819 m ²
Capital Value	\$785,000 - 01 Jul 17	Floor Area	140 m ²
Land Value	\$345,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$440,000	Walls	Roughcast, etc
Land Use	Residence	Building Age	1950-1959

182 Scenic Drive, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold	\$1,536,000 - 05 Nov 20	Land Area	3,161 m ²
Capital Value	\$1,050,000 - 01 Jul 17	Floor Area	217 m ²
Land Value	\$400,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$650,000	Walls	Mixed Material
Land Use	Residence	Building Age	2010-2019

Comparable Sales

RayWhite

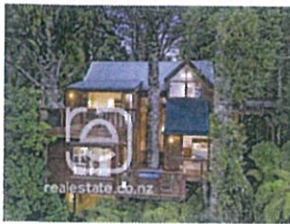
Prepared for: Interested buyers

Subject property: 52 Kauri Point Road, Laingholm, Auckland

Prepared on: 15 January 2021

18 Tainui Road, Titirangi, Auckland

3 🚗 3 🚗 2 🚗



Last Sold \$1,335,000 - 30 Oct 20
Capital Value \$1,000,000 - 01 Jul 17
Land Value \$350,000 - 01 Jul 17
Improvements \$650,000
Land Use Residence

Land Area 1,075 m²
Floor Area 160 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

51D Rimutaka Place, Titirangi, Auckland

5 🚗 3 🚗 3 🚗



Last Sold \$1,200,000 - 29 Oct 20
Capital Value \$1,150,000 - 01 Jul 17
Land Value \$490,000 - 01 Jul 17
Improvements \$660,000
Land Use Residence

Land Area 1,538 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Steel/G-Iron
Building Age Unknown

107C Tanekaha Road, Titirangi, Auckland

4 🚗 2 🚗 5 🚗



Last Sold \$1,235,000 - 27 Oct 20
Capital Value \$1,115,000 - 01 Jul 17
Land Value \$540,000 - 01 Jul 17
Improvements \$575,000
Land Use Residence

Land Area 1,227 m²
Floor Area 223 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 2010-2019

7 North Way, Titirangi, Auckland

4 🚗 3 🚗 6 🚗



Last Sold \$1,350,000 - 18 Oct 20
Capital Value \$1,500,000 - 01 Jul 17
Land Value \$495,000 - 01 Jul 17
Improvements \$1,005,000
Land Use Residence

Land Area 4,247 m²
Floor Area 340 m²
Roof Tile Profile
Walls Concrete
Building Age 1980-1989