

What is 87 Victory Road Worth to You?

Method of Sale:

An SET DATE OF SALE 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 or Auction, these methods allow the current market to determine the final sale price. To help you with deciding what 87 VICTORY 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.

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 \$1,050,000	Median	\$946,550	Mean	\$926,637	The median of the properties listed below sold 14.45% above the current C.V.
C.V	\$765,000 to \$980,000	Median	\$815,000	Mean	\$849,375	

6 Brownie Road, Laingholm, Auckland

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Last Sold	\$985,000 - 18 Jan 21
Capital Value	\$770,000 - 01 Jul 17
Land Value	\$310,000 - 01 Jul 17
Improvements	\$460,000
Land Use	Residence

Land Area	825 m ²
Floor Area	182 m ²
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1970-1979

55 Warner Park Avenue, Laingholm, Auckland

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Last Sold	\$1,050,000 - 22 Dec 20
Capital Value	\$920,000 - 01 Jul 17
Land Value	\$310,000 - 01 Jul 17
Improvements	\$610,000
Land Use	Residence

Land Area	1,199 m ²
Floor Area	210 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

195 Victory Road, Laingholm, Auckland

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Last Sold	\$938,100 - 10 Dec 20
Capital Value	\$780,000 - 01 Jul 17
Land Value	\$575,000 - 01 Jul 17
Improvements	\$205,000
Land Use	Residence

Land Area	3,439 m ²
Floor Area	110 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1970-1979

478 Huia Road, Laingholm, Auckland

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Last Sold	\$955,000 - 04 Dec 20
Capital Value	\$950,000 - 01 Jul 17
Land Value	\$310,000 - 01 Jul 17
Improvements	\$640,000
Land Use	Residence

Land Area	921 m ²
Floor Area	170 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

29 Kauri Point Road, Laingholm, Auckland

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Last Sold \$932,000 - 19 Nov 20
Capital Value \$800,000 - 01 Jul 17
Land Value \$380,000 - 01 Jul 17
Improvements \$420,000
Land Use Residential

Land Area 1,014 m²
Floor Area 100 m²
Roof Steel/G-Iron
Walls Concrete
Building Age 1960-1969

472A Huia Road, Laingholm, Auckland

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Last Sold \$1,025,000 - 16 Nov 20
Capital Value \$980,000 - 01 Jul 17
Land Value \$310,000 - 01 Jul 17
Improvements \$670,000
Land Use Residence

Land Area 926 m²
Floor Area 220 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

137 Laingholm Drive, Laingholm, Auckland

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Last Sold \$650,000 - 12 Nov 20
Capital Value \$830,000 - 01 Jul 17
Land Value \$310,000 - 01 Jul 17
Improvements \$520,000
Land Use Residence

Land Area 835 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1960-1969

115 Laingholm Drive, Laingholm, Auckland

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Last Sold \$878,000 - 28 Oct 20
Capital Value \$765,000 - 01 Jul 17
Land Value \$420,000 - 01 Jul 17
Improvements \$345,000
Land Use Residence

Land Area 1,729 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Fibre Cement
Building Age 1970-1979