

What is 26 Landing Road, Titirangi Worth to You?

Method of Sale:

PRICE BY NEGOTIATION 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 an Auction these methods allow the current market to determine the final sale price. To help you with deciding what 26 Landing Road, Titirangi 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 the property. 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 \$1,300,000 to \$4,500,000 **Median** \$1,615,000 **Mean** \$1,900,000 The median of the properties listed below sold 18.75% above the current C.V.
C.V \$1,000,000 to \$2,800,000 **Median** \$1,360,000 **Mean** \$1,501,111

231B Huia Road, Titirangi, Auckland

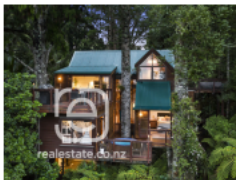
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Last Sold	\$1,770,000 - 28 Nov 20	Land Area	1.0674 ha
Capital Value	\$1,300,000 - 01 Jul 17	Floor Area	288 m ²
Land Value	\$600,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$700,000	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle Blocks Farmlet	Building Age	Unknown

18 Tainui Road, Titirangi, Auckland

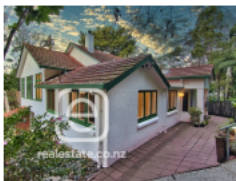
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Last Sold	\$1,335,000 - 30 Oct 20	Land Area	1,075 m ²
Capital Value	\$1,000,000 - 01 Jul 17	Floor Area	160 m ²
Land Value	\$350,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$650,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

23 Wood Bay Road, Titirangi, Auckland

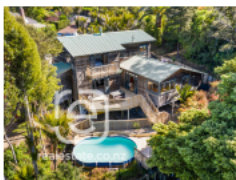
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Last Sold	\$1,395,000 - 29 Oct 20	Land Area	1,508 m ²
Capital Value	\$1,360,000 - 01 Jul 17	Floor Area	210 m ²
Land Value	\$540,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$820,000	Walls	Concrete
Land Use	Residence	Building Age	1950-1959

9 Tawini Road, Titirangi, Auckland

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Last Sold	\$1,480,000 - 10 Nov 20	Land Area	1,641 m ²
Capital Value	\$1,330,000 - 01 Jul 17	Floor Area	216 m ²
Land Value	\$890,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$440,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

43 McEldowney Road, Titirangi, Auckland

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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

73 Scenic Drive, Titirangi, Auckland

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Last Sold	\$4,500,000 - 17 Dec 20	Land Area	5,394 m ²
Capital Value	\$2,800,000 - 01 Jul 17	Floor Area	350 m ²
Land Value	\$1,280,000 - 01 Jul 17	Roof	Mixed Material
Improvements	\$1,520,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

9 Arapito Road, Titirangi, Auckland

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Last Sold \$2,055,000 - 18 Dec 20
Capital Value \$1,575,000 - 01 Jul 17
Land Value \$540,000 - 01 Jul 17
Improvements \$1,035,000
Land Use Residence

Land Area 2,274 m²
Floor Area 268 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

17 Scenic Drive, Titirangi, Auckland

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Last Sold \$1,300,000 - 19 Dec 20
Capital Value \$1,330,000 - 01 Jul 17
Land Value \$890,000 - 01 Jul 17
Improvements \$440,000
Land Use Residence

Land Area 1,035 m²
Floor Area 210 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999