

## What is 13 Victory 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 13 Victory Road 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](http://www.proagent.co.nz).

All the best with your research.

# Comparable Sales

**RayWhite**

Prepared for:

**Subject property:** 13 Victory Road, Laingholm, Auckland

**Prepared on:** 28 April 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.

<b>Sale Price</b>	\$1,010,000 to \$1,300,000	<b>Median</b>	\$1,153,000	<b>Mean</b>	\$1,170,263	The median of the properties listed below sold 26.97% above the current C.V.
<b>C.V</b>	\$805,000 to \$1,110,000	<b>Median</b>	\$920,000	<b>Mean</b>	\$925,789	

## 72 Wood Bay Road, Titirangi, Auckland

4 🚗 2 🏠 4 🚗



<b>Last Sold</b>	\$1,290,000 - 11 Apr 21	<b>Land Area</b>	954 m <sup>2</sup>
<b>Capital Value</b>	\$1,020,000 - 01 Jul 17	<b>Floor Area</b>	220 m <sup>2</sup>
<b>Land Value</b>	\$460,000 - 01 Jul 17	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$560,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1990-1999

## 334 Huia Road, Titirangi, Auckland

2 🚗 2 🏠 2 🚗



<b>Last Sold</b>	\$1,153,000 - 31 Mar 21	<b>Land Area</b>	4,502 m <sup>2</sup>
<b>Capital Value</b>	\$805,000 - 01 Jul 17	<b>Floor Area</b>	120 m <sup>2</sup>
<b>Land Value</b>	\$465,000 - 01 Jul 17	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$340,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1970-1979

## 15 Foothills Lane, Glen Eden, Auckland

4 🚗 2 🏠 5 🚗



<b>Last Sold</b>	\$1,125,000 - 29 Mar 21	<b>Land Area</b>	801 m <sup>2</sup>
<b>Capital Value</b>	\$980,000 - 01 Jul 17	<b>Floor Area</b>	242 m <sup>2</sup>
<b>Land Value</b>	\$425,000 - 01 Jul 17	<b>Roof</b>	Tile Profile
<b>Improvements</b>	\$555,000	<b>Walls</b>	Roughcast, etc
<b>Land Use</b>	Residence	<b>Building Age</b>	2000-2009

## 35 Wood Bay Road, Titirangi, Auckland

4 🚗 2 🏠 2 🚗



<b>Last Sold</b>	\$1,135,000 - 29 Mar 21	<b>Land Area</b>	956 m <sup>2</sup>
<b>Capital Value</b>	\$910,000 - 01 Jul 17	<b>Floor Area</b>	110 m <sup>2</sup>
<b>Land Value</b>	\$430,000 - 01 Jul 17	<b>Roof</b>	Steel/G-Iron
<b>Improvements</b>	\$480,000	<b>Walls</b>	Wood (incl Weatherboard)
<b>Land Use</b>	Residence	<b>Building Age</b>	1980-1989

# Comparable Sales

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## 147 Carter Road, Oratia, Auckland

3 🚗 1 🚗



Last Sold	\$1,281,000 - 28 Mar 21	Land Area	9,084 m <sup>2</sup>
Capital Value	\$840,000 - 01 Jul 17	Floor Area	104 m <sup>2</sup>
Land Value	\$610,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$230,000	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle Blocks Farmlet	Building Age	1930-1939

## 42 Wiriha Road, Titirangi, Auckland

6 🚗 2 🚗 2 🚗



Last Sold	\$1,200,000 - 26 Mar 21	Floor Area	240 m <sup>2</sup>
Capital Value	\$1,050,000 - 01 Jul 17	Roof	Tile Profile
Land Value	\$560,000 - 01 Jul 17	Walls	Fibre Cement
Improvements	\$490,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	670 m <sup>2</sup>		

## 21 Atarua Gardens, Waiatarua, Auckland

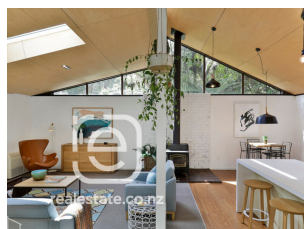
3 🚗 3 🚗 2 🚗



Last Sold	\$1,285,000 - 24 Mar 21	Land Area	5,870 m <sup>2</sup>
Capital Value	\$930,000 - 01 Jul 17	Floor Area	230 m <sup>2</sup>
Land Value	\$550,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$380,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1980-1989

## 36 Waima Crescent, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold	\$1,130,000 - 23 Mar 21	Land Area	1,022 m <sup>2</sup>
Capital Value	\$985,000 - 01 Jul 17	Floor Area	280 m <sup>2</sup>
Land Value	\$350,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$635,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

## 8 Kauri Point Road, Laingholm, Auckland

4 🚗 2 🚗 4 🚗



Last Sold	\$1,150,000 - 22 Mar 21	Floor Area	180 m <sup>2</sup>
Capital Value	\$860,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$515,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Improvements	\$345,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	3,439 m <sup>2</sup>		

# Comparable Sales

**RayWhite**

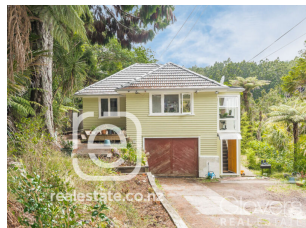
Prepared for:

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Prepared on: 28 April 2021

## 26 Hollywood Avenue, Titirangi, Auckland

3 🚗 2 🚗 3 🚗



Last Sold	\$1,050,000 - 22 Mar 21	Land Area	7,909 m <sup>2</sup>
Capital Value	\$945,000 - 01 Jul 17	Floor Area	120 m <sup>2</sup>
Land Value	\$660,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$285,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

## 38 Rauhuia Crescent, Parau, Auckland

4 🚗 2 🚗 7 🚗



Last Sold	\$1,191,000 - 20 Mar 21	Land Area	2,077 m <sup>2</sup>
Capital Value	\$900,000 - 01 Jul 17	Floor Area	220 m <sup>2</sup>
Land Value	\$330,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$570,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989

## 97 Scenic Drive, Titirangi, Auckland

3 🚗 1 🚗 4 🚗



Last Sold	\$1,080,000 - 12 Mar 21	Land Area	1,012 m <sup>2</sup>
Capital Value	\$1,110,000 - 01 Jul 17	Floor Area	190 m <sup>2</sup>
Land Value	\$970,000 - 01 Jul 17	Roof	Mixed Material
Improvements	\$140,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

## 34 Shetland Street, Glen Eden, Auckland

4 🚗 2 🚗 5 🚗



Last Sold	\$1,235,000 - 01 Mar 21	Land Area	696 m <sup>2</sup>
Capital Value	\$850,000 - 01 Jul 17	Floor Area	180 m <sup>2</sup>
Land Value	\$495,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$355,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1960-1969

## 14 Tainui Road, Titirangi, Auckland

5 🚗 2 🚗 2 🚗



Last Sold	\$1,130,000 - 24 Feb 21	Floor Area	160 m <sup>2</sup>
Capital Value	\$890,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$370,000 - 01 Jul 17	Walls	Mixed Material
Improvements	\$520,000	Building Age	Prior to 1920 - exact age unknown
Land Use	Residence		
Land Area	2,297 m <sup>2</sup>		



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## 19 Longfellow Parade, Glen Eden, Auckland

4 🚗 2 🚶 1 🚲



Last Sold	\$1,235,000 - 11 Feb 21	Land Area	615 m <sup>2</sup>
Capital Value	\$960,000 - 01 Jul 17	Floor Area	230 m <sup>2</sup>
Land Value	\$650,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$310,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989

## 173 Woodlands Park Road, Titirangi, Auckland

3 🚗 2 🚶 5 🚲



Last Sold	\$1,200,000 - 11 Feb 21	Land Area	1,075 m <sup>2</sup>
Capital Value	\$890,000 - 01 Jul 17	Floor Area	230 m <sup>2</sup>
Land Value	\$370,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$520,000	Walls	Brick
Land Use	Residence	Building Age	1970-1979

## 9 Valley Road, Titirangi, Auckland

4 🚗 2 🚶 3 🚲



Last Sold	\$1,300,000 - 10 Feb 21	Land Area	1,214 m <sup>2</sup>
Capital Value	\$920,000 - 01 Jul 17	Floor Area	1,214 m <sup>2</sup>
Land Value	\$430,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$490,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1980-1989

## 36 Rauhuia Crescent, Parau, Auckland

3 🚗 1 🚶 4 🚲



Last Sold	\$1,055,000 - 05 Feb 21	Land Area	1,535 m <sup>2</sup>
Capital Value	\$930,000 - 01 Jul 17	Floor Area	170 m <sup>2</sup>
Land Value	\$330,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$600,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1970-1979

## 704 South Titirangi Road, Titirangi, Auckland

3 🚗 2 🚶 4 🚲



Last Sold	\$1,010,000 - 02 Feb 21	Land Area	910 m <sup>2</sup>
Capital Value	\$815,000 - 01 Jul 17	Floor Area	150 m <sup>2</sup>
Land Value	\$460,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$355,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989