

What is 3-85 Hutchinson Ave 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 3-85 Hutchinson 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:

Subject property: 3/85 Hutchinson Avenue, New Lynn, Auckland

Prepared on: 19 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.

Sale Price	\$780,000 to \$916,000	Median	\$850,000	Mean	\$854,750	The median of the properties listed below sold 16.25% above the current C.V.
C.V	\$650,000 to \$800,000	Median	\$735,000	Mean	\$729,375	

1/107 Hutchinson Avenue, New Lynn, Auckland

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Last Sold	\$817,005 - 10 Feb 21
Capital Value	\$710,000 - 01 Jul 17
Land Value	\$480,000 - 01 Jul 17
Improvements	\$230,000
Land Use	Residence

Land Area	
Floor Area	118 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Mixed/Remod

2/2 Westall Road, New Lynn, Auckland

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Last Sold	\$830,000 - 28 Jan 21
Capital Value	\$675,000 - 01 Jul 17
Land Value	\$460,000 - 01 Jul 17
Improvements	\$215,000
Land Use	Residential

Land Area	
Floor Area	110 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1970-1979

13 Islington Avenue, New Lynn, Auckland

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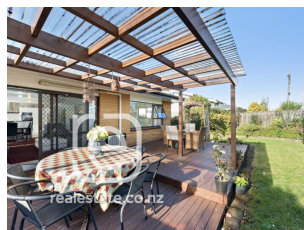


Last Sold	\$916,000 - 26 Jan 21
Capital Value	\$780,000 - 01 Jul 17
Land Value	\$530,000 - 01 Jul 17
Improvements	\$250,000
Land Use	Residential

Land Area	390 m ²
Floor Area	120 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1920-1929

1/9 Northall Road, New Lynn, Auckland

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Last Sold	\$870,000 - 01 Jan 21
Capital Value	\$680,000 - 01 Jul 17
Land Value	\$520,000 - 01 Jul 17
Improvements	\$160,000
Land Use	Residence

Land Area	
Floor Area	110 m ²
Roof	Tile Profile
Walls	Brick
Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 3/85 Hutchinson Avenue, New Lynn, Auckland

Prepared on: 19 April 2021

1/86 Astley Avenue, New Lynn, Auckland

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Last Sold	\$910,000 - 16 Dec 20
Capital Value	\$800,000 - 01 Jul 17
Land Value	\$520,000 - 01 Jul 17
Improvements	\$280,000
Land Use	Residence

Land Area	
Floor Area	90 m ²
Roof	Steel/G-Iron
Walls	Fibre Cement
Building Age	1980-1989

29 Astley Avenue, New Lynn, Auckland

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Last Sold	\$780,000 - 09 Dec 20
Capital Value	\$760,000 - 01 Jul 17
Land Value	\$530,000 - 01 Jul 17
Improvements	\$230,000
Land Use	Residence

Land Area	
Floor Area	80 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

1/36 Seabrook Avenue, New Lynn, Auckland

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Last Sold	\$895,000 - 19 Nov 20
Capital Value	\$780,000 - 01 Jul 17
Land Value	\$530,000 - 01 Jul 17
Improvements	\$250,000
Land Use	Residence

Land Area	
Floor Area	110 m ²
Roof	Steel/G-Iron
Walls	Concrete
Building Age	1940-1949

7/85 Hutchinson Avenue, New Lynn, Auckland

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Last Sold	\$820,000 - 04 Nov 20
Capital Value	\$650,000 - 01 Jul 17
Land Value	\$390,000 - 01 Jul 17
Improvements	\$260,000
Land Use	Residential

Land Area	
Floor Area	80 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1980-1989