

## What is 41c Landing 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 these methods allow the current market to determine the final sale price. To help you with deciding what 41c Landing 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: Patricia Clare Covich and Randolph Steven Covich

Subject property: 41C Landing Road, Titirangi, Auckland

Prepared on: 3 May 2021

## 34 Landing Road, Titirangi, Auckland

4 🚗 2 🚿



Last Sold	\$308,000 - 28 Apr 05
Capital Value	\$1,310,000 - 01 Jul 17
Land Value	\$670,000 - 01 Jul 17
Improvements	\$640,000
Land Use	Residential

Land Area	3,227 m <sup>2</sup>
Floor Area	219 m <sup>2</sup>
Roof	Tile Profile
Walls	Brick
Building Age	Unknown

## 52 Kauri Point Road, Laingholm, Auckland

4 🚗 2 🚿



Last Sold	\$270,000 - 18 Aug 10
Capital Value	\$1,075,000 - 01 Jul 17
Land Value	\$555,000 - 01 Jul 17
Improvements	\$520,000
Land Use	Residential

Land Area	2,352 m <sup>2</sup>
Floor Area	60 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1940-1949

## 42 Landing Road, Titirangi, Auckland

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Last Sold	\$375,000 - 22 Jul 06
Capital Value	\$1,500,000 - 01 Jul 17
Land Value	\$750,000 - 01 Jul 17
Improvements	\$750,000
Land Use	Lifestyle

Land Area	7,949 m <sup>2</sup>
Floor Area	264 m <sup>2</sup>
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	Unknown

## 26 Landing Road, Titirangi, Auckland

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Last Sold	\$155,000 - 28 Mar 96
Capital Value	\$1,480,000 - 01 Jul 17
Land Value	\$560,000 - 01 Jul 17
Improvements	\$920,000
Land Use	Residential

Land Area	3,106 m <sup>2</sup>
Floor Area	310 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Unknown

## 35 Landing Road, Titirangi, Auckland

3 🚗 2 🚿 2 🚿



Last Sold	\$1,251,000 - 17 Dec 20
Capital Value	\$1,090,000 - 01 Jul 17
Land Value	\$670,000 - 01 Jul 17
Improvements	\$420,000
Land Use	Residential

Land Area	5,155 m <sup>2</sup>
Floor Area	120 m <sup>2</sup>
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1990-1999

# Comparable Sales

**RayWhite**

Subject property: 41C Landing Road, Titirangi, Auckland

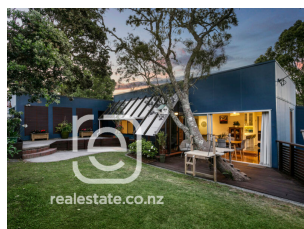
Prepared on: 3 May 2021

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>	\$155,000 to \$2,000,000	<b>Median</b>	\$747,500	<b>Mean</b>	\$872,375	The median of the properties listed below sold 30.06% below the current C.V.
<b>C.V</b>	\$850,000 to \$1,500,000	<b>Median</b>	\$1,192,500	<b>Mean</b>	\$1,202,500	

## 611 South Titirangi Road, Titirangi, Auckland

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<b>Last Sold</b>	\$1,500,000 - 13 Feb 20
<b>Capital Value</b>	\$1,020,000 - 01 Jul 17
<b>Land Value</b>	\$460,000 - 01 Jul 17
<b>Improvements</b>	\$560,000
<b>Land Use</b>	Residential
<b>Land Area</b>	1,897 m <sup>2</sup>

<b>Floor Area</b>	178 m <sup>2</sup>
<b>Roof</b>	Fibre Cement
<b>Walls</b>	Fibre Cement
<b>Building Age</b>	Prior to 1920 - exact age unknown

## 75 Minnehaha Avenue, Titirangi, Auckland

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<b>Last Sold</b>	\$2,000,000 - 05 Dec 20
<b>Capital Value</b>	\$1,295,000 - 01 Jul 17
<b>Land Value</b>	\$510,000 - 01 Jul 17
<b>Improvements</b>	\$785,000
<b>Land Use</b>	Residential
<b>Land Area</b>	1,998 m <sup>2</sup>

<b>Floor Area</b>	90 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	Prior to 1920 - exact age unknown

## 51C Rimutaka Place, Titirangi, Auckland

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<b>Last Sold</b>	\$1,120,000 - 17 Aug 20
<b>Capital Value</b>	\$850,000 - 01 Jul 17
<b>Land Value</b>	\$465,000 - 01 Jul 17
<b>Improvements</b>	\$385,000
<b>Land Use</b>	Residential

<b>Land Area</b>	1,371 m <sup>2</sup>
<b>Floor Area</b>	160 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Mixed Material
<b>Building Age</b>	2010-2019



# REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 03 May 2021

Generated By: Bronwyn Scott-Woods

This table was created with the following query: The locations Landing Road, Titirangi, Auckland; Date Range: May 2020 to April 2021; Categories: Residence, Residential Section, Lifestyle Blocks, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - Breeding, Livestock - High Country, Livestock - Special;

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
34 Landing Road, Titirangi, Auckland 0604	Titirangi	\$2,100,000	13 Mar 2021	\$1,600,000		52	Residence	A - Auction		Austar Realty Limited	4	219	3227	No	Freehold
2 Landing Road, Titirangi, Auckland 0604	Titirangi	\$1,910,000	24 Feb 2021		01 Apr 2021	68	Home and Income	A - Auction	\$1,520,000	Other REINZ Member	5	270	4624	No	Freehold
42 Landing Road, Titirangi, Auckland 0604	Titirangi	\$2,155,000	04 Feb 2021		31 Mar 2021	30	Residence	A - Auction	\$1,500,000	Other REINZ Member	5	264	7949	No	
26 Landing Road, Titirangi, Auckland 0604	Titirangi	\$2,110,000	26 Jan 2021	\$1,600,000	28 Jan 2021	65	Residence	P - Private Treaty(Neg.)		Austar Realty Limited	5	310	3106	No	Freehold
35 Landing Road, Titirangi, Auckland 0604	Titirangi	\$1,251,000	21 Dec 2020		05 Mar 2021	48	Residence	P - Private Treaty(Neg.)		Austar Realty Limited	3	120	5155	No	Freehold
1 Landing Road, Titirangi, Auckland 0604	Titirangi	\$1,400,000	13 Aug 2020		08 Jul 2020	94	Residence	P - Private Treaty(Neg.)		Austar Realty Limited	4	265	3177	No	Freehold
27 Landing Road, Titirangi, Auckland 0604	Titirangi	\$2,200,000	26 May 2020		31 Jul 2020	96	Residence	A - Auction		Other REINZ Member	6	0	5313	No	

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