

What is 24a Evans Road Worth to You?

Method of Sale:

A 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 24a Evans 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.

All the best with your research.

Comparable Sales

RayWhite

Prepared for: Potential buyers

Subject property: 24A Evans Road, Glen Eden, Auckland

Prepared on: 23 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.

Sale Price	\$800,000 to \$1,000,000	Median	\$885,000	Mean	\$894,067	The median of the properties listed below sold 19.64% above the current C.V.
C.V	\$620,000 to \$1,175,000	Median	\$735,000	Mean	\$764,318	

1/46 West Coast Road, Glen Eden, Auckland

3 🚗



Last Sold	\$840,000 - 23 Apr 21	Land Area	
Capital Value	\$730,000 - 01 Jul 17	Floor Area	105 m ²
Land Value	\$500,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$230,000	Walls	Brick
Land Use	Residence	Building Age	1940-1949

2/42 Eastglen Road, Glen Eden, Auckland

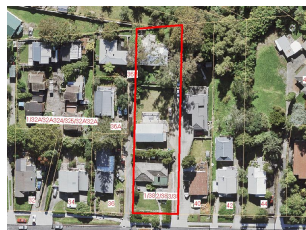
4 🚗 1 🚲 4 🚗



Last Sold	\$902,000 - 22 Apr 21	Land Area	
Capital Value	\$620,000 - 01 Jul 17	Floor Area	150 m ²
Land Value	\$370,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$250,000	Walls	Brick
Land Use	Townhouse	Building Age	1970-1979

2/38 Clayburn Road, Glen Eden, Auckland

3 🚗



Last Sold	\$880,000 - 09 Mar 21	Land Area	
Capital Value	\$700,000 - 01 Jul 17	Floor Area	90 m ²
Land Value	\$490,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$210,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1920-1929

1/25 Glenorchy Street, Glen Eden, Auckland

3 🚗



Last Sold	\$805,495 - 16 Dec 20	Land Area	
Capital Value	\$670,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$500,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$170,000	Walls	Fibre Cement
Land Use	Residential	Building Age	1980-1989

Comparable Sales

RayWhite

Prepared for: Potential buyers

Subject property: 24A Evans Road, Glen Eden, Auckland

Prepared on: 23 May 2021

1/54 Ambler Avenue, Glen Eden, Auckland

3 🚗 1 🏠 3 🚗



Last Sold	\$870,000 - 26 Mar 21
Capital Value	\$620,000 - 01 Jul 17
Land Value	\$415,000 - 01 Jul 17
Improvements	\$205,000
Land Use	Residence

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

2/17B Woodvale Road, Glen Eden, Auckland

3 🚗



Last Sold	\$854,000 - 29 Apr 21
Capital Value	\$800,000 - 01 Jul 17
Land Value	\$485,000 - 01 Jul 17
Improvements	\$315,000
Land Use	Residence

Land Area	
Floor Area	150 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1970-1979

38 West Coast Road, Glen Eden, Auckland

2 🚗 1 🏠 4 🚗



Last Sold	\$900,000 - 11 Dec 20
Capital Value	\$880,000 - 01 Jul 17
Land Value	\$580,000 - 01 Jul 17
Improvements	\$300,000
Land Use	Residence
Land Area	660 m ²

Floor Area	130 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

51 Clayburn Road, Glen Eden, Auckland

4 🚗 1 🏠 4 🚗



Last Sold	\$981,000 - 07 Dec 20
Capital Value	\$860,000 - 01 Jul 17
Land Value	\$580,000 - 01 Jul 17
Improvements	\$280,000
Land Use	Residence

Land Area	799 m ²
Floor Area	190 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

70 Savoy Road, Glen Eden, Auckland

2 🚗 1 🏠 4 🚗



Last Sold	\$985,000 - 22 Feb 21
Capital Value	\$685,000 - 01 Jul 17
Land Value	\$660,000 - 01 Jul 17
Improvements	\$25,000
Land Use	Residence

Land Area	878 m ²
Floor Area	70 m ²
Roof	Tile Profile
Walls	Wood (incl Weatherboard)
Building Age	1950-1959

Comparable Sales

RayWhite

Prepared for: Potential buyers

Subject property: 24A Evans Road, Glen Eden, Auckland

Prepared on: 23 May 2021

2/22 Clayburn Road, Glen Eden, Auckland

3 🚗 1 🏠 2 🚗



Last Sold	\$800,000 - 30 Mar 21
Capital Value	\$650,000 - 01 Jul 17
Land Value	\$410,000 - 01 Jul 17
Improvements	\$240,000
Land Use	Residence

Land Area	
Floor Area	100 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1920-1929

16 Roland Hill, Glen Eden, Auckland

3 🚗 2 🏠 2 🚗



Last Sold	\$950,000 - 18 Feb 21
Capital Value	\$745,000 - 01 Jul 17
Land Value	\$500,000 - 01 Jul 17
Improvements	\$245,000
Land Use	Residential

Land Area	450 m ²
Floor Area	105 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1950-1959

51B Pleasant Road, Glen Eden, Auckland

4 🚗 2 🏠 7 🚗



Last Sold	\$970,000 - 14 Dec 20
Capital Value	\$880,000 - 01 Jul 17
Land Value	\$810,000 - 01 Jul 17
Improvements	\$70,000
Land Use	Residence

Land Area	1,293 m ²
Floor Area	160 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1990-1999

62A Captain Scott Road, Glen Eden, Auckland

4 🚗 2 🏠 4 🚗



Last Sold	\$1,000,000 - 25 Feb 21
Capital Value	\$840,000 - 01 Jul 17
Land Value	\$600,000 - 01 Jul 17
Improvements	\$240,000
Land Use	Residence

Land Area	1,083 m ²
Floor Area	180 m ²
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1970-1979

23 Terra Nova Street, Glen Eden, Auckland

3 🚗 1 🏠 4 🚗



Last Sold	\$940,000 - 07 Dec 20
Capital Value	\$705,000 - 01 Jul 17
Land Value	\$680,000 - 01 Jul 17
Improvements	\$25,000
Land Use	Residence

Land Area	1,176 m ²
Floor Area	90 m ²
Roof	Tile Profile
Walls	Fibre Cement
Building Age	1970-1979

Comparable Sales

RayWhite

Prepared for: Potential buyers

Subject property: 24A Evans Road, Glen Eden, Auckland

Prepared on: 23 May 2021

1A Levy Road, Glen Eden, Auckland

3 🚗 1 🏠

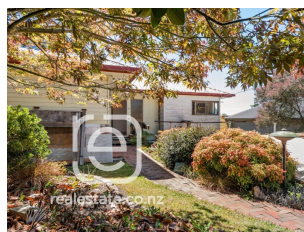


Last Sold \$890,000 - 28 Feb 21
Capital Value \$680,000 - 01 Jul 17
Land Value \$355,000 - 01 Jul 17
Improvements \$325,000
Land Use Residential

Land Area 463 m²
Floor Area 116 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1990-1999

34 Fairmount Road, Titirangi, Auckland

4 🚗 1 🏠 3 🏠



Last Sold \$965,000 - 19 Mar 21
Capital Value \$715,000 - 01 Jul 17
Land Value \$640,000 - 01 Jul 17
Improvements \$75,000
Land Use Residence
Land Area 936 m²

Floor Area 150 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age Prior to 1920 - exact age unknown

11 Terra Nova Street, Glen Eden, Auckland

3 🚗 1 🏠 4 🏠



Last Sold \$820,000 - 24 Nov 20
Capital Value \$790,000 - 01 Jul 17
Land Value \$680,000 - 01 Jul 17
Improvements \$110,000
Land Use Residence

Land Area 1,257 m²
Floor Area 90 m²
Roof Tile Profile
Walls Fibre Cement
Building Age 1970-1979

7 Woodvale Road, Glen Eden, Auckland

4 🚗 2 🏠 2 🏠

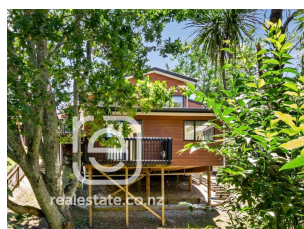


Last Sold \$845,000 - 02 Mar 21
Capital Value \$770,000 - 01 Jul 17
Land Value \$410,000 - 01 Jul 17
Improvements \$360,000
Land Use Residence

Land Area 492 m²
Floor Area 120 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

12A Ambler Avenue, Glen Eden, Auckland

3 🚗 1 🏠 2 🏠



Last Sold \$840,000 - 11 Feb 21
Capital Value \$870,000 - 01 Jul 17
Land Value \$415,000 - 01 Jul 17
Improvements \$455,000
Land Use Residence

Land Area 666 m²
Floor Area 148 m²
Roof Tile Profile
Walls Roughcast, etc
Building Age 2000-2009

Comparable Sales

RayWhite

Prepared for: Potential buyers

Subject property: 24A Evans Road, Glen Eden, Auckland

Prepared on: 23 May 2021

22B Glenorchy Street, Glen Eden, Auckland

3 🚗 1 🏠 2 🚗



Last Sold	\$812,000 - 30 Apr 21
Capital Value	\$740,000 - 01 Jul 17
Land Value	\$440,000 - 01 Jul 17
Improvements	\$300,000
Land Use	Residence

Land Area	488 m ²
Floor Area	113 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	1990-1999

20A Tomo Street, New Lynn, Auckland

6 🚗 3 🏠 4 🚗



Last Sold	\$950,000 - 13 Dec 20
Capital Value	\$1,175,000 - 01 Jul 17
Land Value	\$1,075,000 - 01 Jul 17
Improvements	\$100,000
Land Use	Residential
Land Area	1,555 m ²

Floor Area	190 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	Prior to 1920 - exact age unknown

107 Glendale Road, Glen Eden, Auckland

3 🚗 2 🏠 2 🚗



Last Sold	\$870,000 - 23 Apr 21
Capital Value	\$690,000 - 01 Jul 17
Land Value	\$435,000 - 01 Jul 17
Improvements	\$255,000
Land Use	Residence

Land Area	560 m ²
Floor Area	100 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1920-1929