

What is 27 Danube Lane, Glen Eden 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 **27 Danube Lane, Glen Eden** 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.

Comparable Sales

RayWhite

Prepared for:

Subject property: 27 Danube Lane, Glen Eden, Auckland

Prepared on: 15 June 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 \$815,000 to \$1,000,000 Median \$882,000 Mean \$898,400 The median of the properties listed
 C.V. \$590,000 to \$870,000 Median \$740,000 Mean \$734,000 sold 17.57% above the current C.V.

3/112 Solar Road, Glen Eden, Auckland

3 🚗 2 🏠 4 🏠

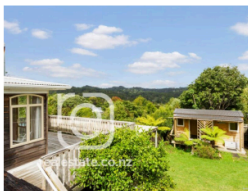


Last Sold \$815,000 - 17 May 21
 Capital Value \$740,000 - 01 Jul 17
 Land Value \$355,000 - 01 Jul 17
 Improvements \$385,000
 Land Use Residence

Land Area
 Floor Area 130 m²
 Roof Tile Profile
 Walls Wood (incl Weatherboard)
 Building Age 2000-2009

156A Glengarry Road, Glen Eden, Auckland

2 🚗 1 🏠 3 🏠



Last Sold \$870,000 - 12 Apr 21
 Capital Value \$740,000 - 01 Jul 17
 Land Value \$540,000 - 01 Jul 17
 Improvements \$200,000
 Land Use Residence

Land Area 896 m²
 Floor Area 113 m²
 Roof Steel/G-Iron
 Walls Fibre Cement
 Building Age 1950-1959

185 Glengarry Road, Glen Eden, Auckland

3 🚗 1 🏠 5 🏠



Last Sold \$925,000 - 29 Mar 21
 Capital Value \$590,000 - 01 Jul 17
 Land Value \$365,000 - 01 Jul 17
 Improvements \$225,000
 Land Use Residence

Land Area
 Floor Area 90 m²
 Roof Tile Profile
 Walls Wood (incl Weatherboard)
 Building Age 1990-1999

154 Solar Road, Glen Eden, Auckland

3 🚗 1 🏠 4 🏠



Last Sold \$882,000 - 25 Mar 21
 Capital Value \$730,000 - 01 Jul 17
 Land Value \$590,000 - 01 Jul 17
 Improvements \$140,000
 Land Use Residence

Land Area 945 m²
 Floor Area 90 m²
 Roof Tile Profile
 Walls Fibre Cement
 Building Age 1980-1989

208B Glengarry Road, Glen Eden, Auckland

3 🚗 1 🏠 2 🚗



Last Sold	\$1,000,000 - 16 Mar 21	Land Area	536 m ²
Capital Value	\$870,000 - 01 Jul 17	Floor Area	150 m ²
Land Value	\$415,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$455,000	Walls	Mixed Material
Land Use	Residential	Building Age	1990-1999

87 Glengarry Road, Glen Eden, Auckland

3 🚗 2 🏠 2 🚗



Last Sold	\$1,210,000 - 07 Jun 21	Land Area	507 m ²
Capital Value	\$1,050,000 - 01 Jul 17	Floor Area	200 m ²
Land Value	\$495,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$555,000	Walls	Mixed Material
Land Use	Residence	Building Age	1990-1999

11 Anna Lane, Glen Eden, Auckland

3 🚗 2 🏠 3 🚗



Last Sold	\$1,030,000 - 30 May 21	Land Area	350 m ²
Capital Value	\$740,000 - 01 Jul 17	Floor Area	115 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$360,000	Walls	Brick
Land Use	Residence	Building Age	2010-2019

13 Seabar Place, Glen Eden, Auckland

3 🚗 1 🏠 3 🚗



Last Sold	\$1,025,000 - 12 May 21	Land Area	
Capital Value	\$690,000 - 01 Jul 17	Floor Area	190 m ²
Land Value	\$320,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$370,000	Walls	Mixed Material
Land Use	Residence	Building Age	1970-1979

27 Rosier Road, Glen Eden, Auckland

3 🚗 1 🏠 1 🚗



Last Sold	\$820,000 - 27 Apr 21	Land Area	
Capital Value	\$680,000 - 01 Jul 17	Floor Area	100 m ²
Land Value	\$445,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$235,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1950-1959

20 Kamara Road, Glen Eden, Auckland

3 🚗 2 🏠 4 🚗



Last Sold	\$915,000 - 17 Apr 21	Land Area	
Capital Value	\$710,000 - 01 Jul 17	Floor Area	141 m ²
Land Value	\$370,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$340,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1940-1949

Additional information: You can download the documentation for this property from www.proagent.co.nz.

All the best with your research.