

What is 591 South Titirangi Road, Titirangi Worth to You?

Method of Sale:

A **DEADLINE 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 **591 South Titirangi Road, Titirangi** 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: 591 South Titirangi Road, Titirangi, Auckland

Prepared on: 8 July 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	\$1,000,000 to \$1,425,000	Median	\$1,217,500	Mean	\$1,211,800	The median percentage difference of sale price over CV was +38.9%.
C.V	\$650,000 to \$1,150,000	Median	\$822,500	Mean	\$824,750	

8 Daffodil Street, Titirangi, Auckland

3 🚗 2 🚿 4 🚗



Last Sold	\$1,240,000 - 17 Jun 21
Capital Value	\$800,000 - 01 Jul 17
Land Value	\$560,000 - 01 Jul 17
Improvements	\$240,000
Land Use	Residence

Land Area	669 m ²
Floor Area	140 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1960-1969

4 Aydon Road, Titirangi, Auckland

3 🚗 1 🚿 2 🚗

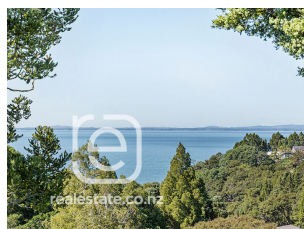


Last Sold	\$1,145,000 - 15 Jun 21
Capital Value	\$815,000 - 01 Jul 17
Land Value	\$580,000 - 01 Jul 17
Improvements	\$235,000
Land Use	Residence

Land Area	1,674 m ²
Floor Area	90 m ²
Roof	Steel/G-Iron
Walls	Wood (incl Weatherboard)
Building Age	1930-1939

742 South Titirangi Road, Titirangi, Auckland

3 🚗 2 🚿

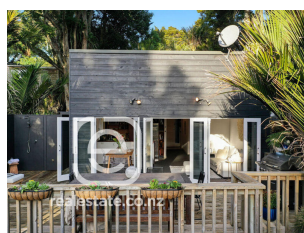


Last Sold	\$1,000,000 - 14 Jun 21
Capital Value	\$765,000 - 01 Jul 17
Land Value	\$530,000 - 01 Jul 17
Improvements	\$235,000
Land Use	Residence

Land Area	938 m ²
Floor Area	110 m ²
Roof	Steel/G-Iron
Walls	Aluminum
Building Age	1970-1979

583 South Titirangi Road, Titirangi, Auckland

3 🚗 1 🚿



Last Sold	\$1,300,000 - 03 Jun 21
Capital Value	\$650,000 - 01 Jul 17
Land Value	\$460,000 - 01 Jul 17
Improvements	\$190,000
Land Use	Residence
Land Area	1,797 m ²

Floor Area	135 m ²
Roof	Steel/G-Iron
Walls	Mixed Material
Building Age	Prior to 1920 - exact age unknown

Comparable Sales

RayWhite

Prepared for:

Subject property: 591 South Titirangi Road, Titirangi, Auckland

Prepared on: 8 July 2021

108 Atkinson Road, Titirangi, Auckland

3 🚗 1 🏠



Last Sold	\$1,315,000 - 22 May 21	Land Area	966 m ²
Capital Value	\$690,000 - 01 Jul 17	Floor Area	90 m ²
Land Value	\$655,000 - 01 Jul 17	Roof	Fibre Cement
Improvements	\$35,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1950-1959

71 Atkinson Road, Titirangi, Auckland

4 🚗 2 🏠 4 🏠



Last Sold	\$1,300,000 - 22 May 21	Land Area	966 m ²
Capital Value	\$1,000,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$660,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$340,000	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	1950-1959

1 Wootons Lane, Titirangi, Auckland

4 🚗 2 🏠



Last Sold	\$1,075,000 - 22 May 21	Land Area	1,019 m ²
Capital Value	\$865,000 - 01 Jul 17	Floor Area	130 m ²
Land Value	\$440,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$425,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

14 Kaurilands Road, Titirangi, Auckland

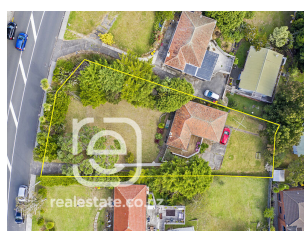
3 🚗 2 🏠 6 🏠



Last Sold	\$1,230,000 - 16 May 21	Land Area	809 m ²
Capital Value	\$720,000 - 01 Jul 17	Floor Area	130 m ²
Land Value	\$660,000 - 01 Jul 17	Roof	Aluminum
Improvements	\$60,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

257 Titirangi Road, Titirangi, Auckland

3 🚗 1 🏠 2 🏠



Last Sold	\$1,105,000 - 07 May 21	Land Area	911 m ²
Capital Value	\$870,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$690,000 - 01 Jul 17	Roof	Tile Profile
Improvements	\$180,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

Comparable Sales

RayWhite

Prepared for:

Subject property: 591 South Titirangi Road, Titirangi, Auckland

Prepared on: 8 July 2021

12 Tinopai Road, Titirangi, Auckland

2 🚗 1 🏠



Last Sold	\$1,161,000 - 03 May 21	Land Area	890 m ²
Capital Value	\$855,000 - 01 Jul 17	Floor Area	95 m ²
Land Value	\$380,000 - 01 Jul 17	Roof	Fibre Cement
Improvements	\$475,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	2000-2009

14 Pendlebury Street, Green Bay, Auckland

3 🚗 1 🏠 2 🏠



Last Sold	\$1,205,000 - 28 Apr 21	Land Area	675 m ²
Capital Value	\$750,000 - 01 Jul 17	Floor Area	120 m ²
Land Value	\$550,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$200,000	Walls	Mixed Material
Land Use	Residential	Building Age	1960-1969

38A Taupiko Place, Green Bay, Auckland

3 🚗 1 🏠 1 🏠



Last Sold	\$1,140,000 - 28 Apr 21	Land Area	360 m ²
Capital Value	\$830,000 - 01 Jul 17	Floor Area	110 m ²
Land Value	\$470,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$360,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1990-1999

10 Arama Avenue, Titirangi, Auckland

4 🚗 2 🏠



Last Sold	\$1,115,000 - 27 Apr 21	Land Area	1,194 m ²
Capital Value	\$890,000 - 01 Jul 17	Floor Area	203 m ²
Land Value	\$490,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$400,000	Walls	Fibre Cement
Land Use	Residence	Building Age	1990-1999

30 Boylan Road, Titirangi, Auckland

3 🚗 1 🏠 3 🏠



Last Sold	\$1,190,000 - 20 Apr 21	Land Area	825 m ²
Capital Value	\$745,000 - 01 Jul 17	Floor Area	100 m ²
Land Value	\$335,000 - 01 Jul 17	Roof	Steel/G-Iron
Improvements	\$410,000	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959

Comparable Sales

RayWhite

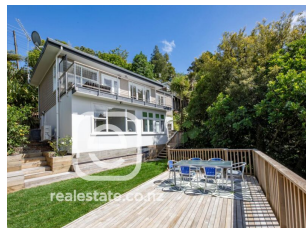
Prepared for:

Subject property: 591 South Titirangi Road, Titirangi, Auckland

Prepared on: 8 July 2021

10 Otitori Bay Road, Titirangi, Auckland

3 🚗 2 🚗



Last Sold \$1,230,000 - 20 Apr 21
Capital Value \$670,000 - 01 Jul 17
Land Value \$500,000 - 01 Jul 17
Improvements \$170,000
Land Use Residence

Land Area 1,065 m²
Floor Area 90 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1950-1959

6 Sunray Avenue, Titirangi, Auckland

3 🚗 1 🚗



Last Sold \$1,320,000 - 17 Apr 21
Capital Value \$830,000 - 01 Jul 17
Land Value \$775,000 - 01 Jul 17
Improvements \$55,000
Land Use Residential

Land Area 1,161 m²
Floor Area 110 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1960-1969

22 Kopiko Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold \$1,425,000 - 14 Apr 21
Capital Value \$1,150,000 - 01 Jul 17
Land Value \$740,000 - 01 Jul 17
Improvements \$410,000
Land Use Residential

Land Area 2,367 m²
Floor Area 130 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

91 Avonleigh Road, Green Bay, Auckland

4 🚗 3 🚗 2 🚗



Last Sold \$1,425,000 - 13 Apr 21
Capital Value \$840,000 - 01 Jul 17
Land Value \$410,000 - 01 Jul 17
Improvements \$430,000
Land Use Residence

Land Area 1,255 m²
Floor Area 110 m²
Roof Tile Profile
Walls Wood (incl Weatherboard)
Building Age 1960-1969

53 Takahe Road, Titirangi, Auckland

3 🚗 2 🚗 2 🚗



Last Sold \$1,305,000 - 13 Apr 21
Capital Value \$995,000 - 01 Jul 17
Land Value \$540,000 - 01 Jul 17
Improvements \$455,000
Land Use Residence

Land Area 1,719 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1980-1989

Comparable Sales

RayWhite

Prepared for:

Subject property: 591 South Titirangi Road, Titirangi, Auckland

Prepared on: 8 July 2021

43 Takahe Road, Titirangi, Auckland

3 🚗 2 🚗 1 🚗



Last Sold \$1,010,000 - 10 Apr 21
Capital Value \$765,000 - 01 Jul 17
Land Value \$500,000 - 01 Jul 17
Improvements \$265,000
Land Use Residence

Land Area 809 m²
Floor Area 150 m²
Roof Steel/G-Iron
Walls Wood (incl Weatherboard)
Building Age 1970-1979